PREPARED BY: DONOHO, TAYLOR & TAYLOR, ATTORNEYS
204 Court Street
Hartsville, Tennessee 37074

Map and Parcel: 119 01 022200 & 119 01 022300

RITA UNDERWOOD, EXECUTRIX of the ESTATE OF MARY EVELYN LOCKE MCDONALD
to
ROBERT E. JONES

Address of New Owner
And Mail Tax Notices to:
Robert E. Jones
2206 Fox Avenue
Nashville, TN 37210

BILL GARRETT, Davidson County
Trans:T20090079203 DEEDWARR
Recvd: 11/20/09 13:25 3 pgs
Fees:18.00 Taxes:148.00
20091120-0107048

SPECIAL WARRANTY DEED

For and in consideration of the sum of Forty Thousand ($40,000.00) Dollars, cash in hand paid, the receipt of which is hereby acknowledged, I, RITA UNDERWOOD aka RITA L. UNDERWOOD, EXECUTRIX of the ESTATE OF MARY EVEYLYN LOCKE McDONALD, have bargained and sold, and by these presents do transfer and convey unto the said ROBERT E. JONES, his heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, as follows:

A certain tract or parcel of land in Davidson County, Tennessee, being the southerly one-half of Lot No. 183 and all of Lot No. 184 on the Map of Overhill City and W. H. Fox's Subdivision of part of the Cumberland Nurseries, as of record in Book 332, page 21, Register's Office for said county, described as follows:

Said part of Lot No. 183 and all of Lot No. 184 front together 75 feet on the easterly side of Fox Avenue and run back between parallel lines 150 feet to an alley.

This is improved property know as 2204 Fox Avenue Nashville, TN 37210.

This is the same property which was conveyed to Mary Locke McDonald by F. L. Severy and wife, Sara Severy, by deed dated February 26, 1993, of record in Book 8875, page 992, Register's Office of Davidson County, Tennessee; and re-recorded in Book 8885, page 417, Register's Office of Davidson County, Tennessee.

The said Mary Locke McDonald died testate October 27, 2007, and by her Will which is of record at Docket #07P-1783, Circuit Court for Davidson County (Probate Division), she directed her property to be liquidated and the proceeds divided among Mary Lock Hamm, Billy Ruth Atkins, Rita Joyce Underwood, Stephanie Canada and Jeremy Atkins.

Order Granting Motion to Approve Listing with Auction Company dated September 25, 2009, in Case No. 07P-1783 authorizes Executrix to execute documents necessary to sell the real estate. Order dated November 13, 2009, approving this sale is also filed in Case No. 07P-1783, Circuit Court for Davidson County (Probate Division).

Mary Evelyn Locke is the same person as Mary Locke McDonald and as Mary Evelyn Locke McDonald.

2009 taxes will be prorated. 2010 and subsequent taxes will be the responsibility of the purchaser.

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging, to the said ROBERT E. JONES, his heirs and assigns, forever.

And I do covenant with the said conveyee that I am lawfully seized and possessed of said land in Fee Simple; have a good right to convey it, and the same is unencumbered, EXCEPT for applicable building and zoning regulations, all visible easements, and any restrictions of record.

I, RITA UNDERWOOD, EXECUTRIX OF THE ESTATE OF MARY EVELYN LOCKE McDONALD, for myself and my successors, hereby covenant and agree to and with ROBERT E. JONES, his successors and assigns, that I will warrant and defend said land and premises against the lawful claims of all persons claiming through me as EXECUTRIX OF THE ESTATE OF MARY EVELYN LOCKE McDONALD, but not further or otherwise.

The Executrix is acting in her capacity as Executrix and in no other capacity.

Witness my hand, this 19 day of Novemb, 2009.

ESTATE OF MARY LOCKE McDONALD

By: Rita L Underwood

RITA UNDERWOOD
EXECUTRIX

STATE OF Tennessee

COUNTY OF Sumner

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named RITA UNDERWOOD, EXECUTRIX, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, at Gallatin, Tennessee, this 19 day of November, 2009.

NOTARY PUBLIC

My Commission Expires: 7-30-12

STATE OF Tennessee
COUNTY OF Sumner

I, or we, hereby swear or affirm that the actual consideration for this transfer or value of the property transferred whichever is greater is $40,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

AFFIANT

Subscribed and sworn to before me, this the 19 day of November, 2009.

~~REGISTER~~ OR NOTARY PUBLIC

My Commission Expires: 7-30-12