THIS INSTRUMENT PREPARED BY: **Mudter Morgan, Patterson & Akins** **Attorneys-at-Law** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **FTEC File No. 29340-02-2010** **Record & Return To:** **Rudy Title & Escrow** **2012 21st Ave. S.** **Nashville, TN 37212**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $259,000.00. Affiant Subscribed and sworn to before me this 16th day of February, 2010. Notary Public My Commission Expires: 7-2410

JOHN GLEAVES NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

WARRANTY DEED

Address New Owner: Michael M. Donehey 1309 Riverside Drive Nashville, TN 37206	**Send Tax Bills To:** New Owner	**Tax Information:** Map and Parcel No.: 083-03-0-211.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Sarah Elizabeth Davis and husband, Christopher M. Davis**, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Michael M. Donehey and Kelly Donehey** ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 1309 Riverside Drive, Nashville, TN 37206

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on the 16th day of February, 2010.

Sarah Elizabeth Davis

Christopher M. Davis

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **Sarah Elizabeth Davis and Christopher M. Davis**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 16 day of February, 2010.

Notary Public

My Commission Expires:

J. MICHAEL MORGAN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

NOTARY PUBLIC AT LARGE
J. Michael Morgan
My Commission Expires
May 6, 2013
STATE OF TENNESSEE

BILL GARRETT, Davidson County
Trans:T20100010648 DEEDWARR
Recvd: 02/23/10 11:19 2 pgs
Fees:13.00 Taxes:958.30

20100223-0013694

EXHIBIT "A"

Land in Davidson County, Tennessee, being being the southerly one-half of Lot No. 2 on the Plan of Mrs. Minnie Martin of Lot No. 58 and Part of 59, Brownsville, as of record in Book 547, Page 137, Register's Office for Davidson County, Tennessee to which plan reference is made for a more complete description as follows:

Said part of Lot No. 2 fronts 50 feet on the easterly side of Riverside Boulevard, and runs back between parallel lines, 242.5 feet to a dead line.

Being the same property conveyed to Sarah Elizabeth Davis and husband, Christopher M. Davis by deed dated 2/22/2007 from Curtiswood, LLC, a Nevada limited liability company of record in Instrument No. 20070228-0024913, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. 2010 County Taxes which have been prorated by the parties and assumed by the Grantee.
2. All matters appearing on the Plan of record as Book 547, Page 137, Register's Office for Davidson County, Tennessee.

Return to:
Rudy Title & Escrow
2012 21st Ave. South
Nashville, TN 37212