BILL GARRETT, Davidson County
Trans:T20100022471 DEEDWARR
Recvd: 04/15/10 14:22 2 pgs
Fees:13.00 Taxes:296.00
20100415-0028549

Address New Owners:
Kerry Donaldson
4848 Indian Summer Drive
Nashville, TN 37207

Map Parcel No:
92-10-290.00

Send Tax Bills to:
SAME

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, I,

Araminta Williams, Family Partnership

hereinafter called the grantors, have bargained and sold, and by these presents do transfer and convey unto

Kerry Donaldson

hereinafter called the grantees, their heirs and assigns, the following described tract or parcel of Land in Davidson County, State of Tennessee, described as follows:

Being Lot No 7 on Block "A" on the Plan of M.B. and M.S Pilcher's Subdivision or part of the Barrow Lands, as of record in Book 57, page 91, Register's Office for Davidson County, Tennesse.

Said Lot No. 7 front 50 feet of the westerly side of 26th Avenue North, formerly Hydes Ferry Pike, and extends back between parallel lines 170 feet to an alley.

Being the same property conveyed from Sadler Properties, LLC a Tennessee Limited Liability Company to Araminta Williams Family Partnership by Deed, recorded in Instrument Number 20050425-0045585, Davidson County Register of Deeds

This improved property is commonly known as 602 26th Ave N, Nashville, TN 37209

TO HAVE AND TO HOLD the said tract or parcel of land with appurtenances, estate, title and interest thereto belonging to the said grantees, their heirs and assigns forever: and we do covenant with the said grantees that we are lawfully seized and possessed of said property in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives to warrant and forever defend the title to the said property to the said grantees, their heirs and assigns, against the lawful claims of all persons whosoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

WITNESS our hands this 6th day of April, 2010.

n/a

Araminta Williams

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Araminta Williams , with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be a partner of Araminta Williams Family Partnership, a Tennessee general partnership, the within named bargainor, and that he as such partner executed the foregoing instrument for the purpose therein contained, by signing the name of Araminta Williams Family Partnership by himself as partner.

Witness my hand and official seal at Nashville, Tennessee, this 6th day of April 2010.

Commission expires 3/4/13 Notary Public

WYATT BUSBEE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
DAVIDSON COUNTY

The actual consideration or value, whichever is greater, for this transfer is $0,000 —.

AFFIANT

Subscribed and sworn to me this 6th day of April, 2010.

Commission expires 3/4/13 Notary Public

WYATT BUSBEE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

This instrument prepared by:
Chan McCullough
700 Craighead St #103
Nashville, TN 37204