WARRANTY DEED

Davidson County DEEDWARR
Recvd: 05/12/10 12:24 2 pgs
Fees:13.00 Taxes:1480.00
20100512-0036558

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$400,000.00.**

Affiant

Subscribed and sworn to before me this 3rd day of May, 2010.

Notary Public

My Commission expires: 4-15-12
(Affix Seal)

ELIZABETH MAISON
STATE OF TENNESSEE NOTARY PUBLIC
CHEATHAM COUNTY

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Entrust Tennessee FBO Cleland Ratcliffe IRA	SAME	118-13-0-178.00
750 Old Hickory Boulevard, Suite 150	750 Old Hickory Blvd Suite 150	
Brentwood, TN 37027	Brentwood, TN. 37027	

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Myles A. MacDonald and wife, Joan S. MacDonald**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Entrust Tennessee FBO Cleland Ratcliffe IRA**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Being Lot No. 1 on the plan of Re-Subdivision, Lots 37, 40 and parts of Lot 41 and an abandoned street, Woodmont Boulevard, Section Marengo park, of record in Book 3842, page 11, Register's Office for Davidson County, Tennessee, described as follows:

Beginning at a point in the southeasterly margin of Wilbur Foster Drive or Wilbur Place at the concrete monument at the north center of Lot No. 1; thence, leaving said Drive, South 44 deg. 17 min. East 117 feet to a concrete monument; thence South 70 deg. 53 min. 20 sec. East 96 feet to an iron pin in concrete in the line between Lot Nos. 1 and 3; thence with the line between Lot Nos. 1, 2 and 3, southerly 111.15 feet; thence with the south line of Lot No. 1, North 87 deg. 39 min. West 280.2 feet to a concrete monument in the northerly margin of Wilbur Foster Drive; thence with said Drive, North 39 deg. 39 min. West 19.3 feet to a monument; thence around a curve in a northeasterly direction 48.03 feet to a monument in the southeasterly margin of Wilbur Foster Drive; thence with said Drive, North 41 deg. 29 min. East 206 feet to the beginning.

Being the same property conveyed to Myles A. MacDonald and wife, Joan S. MacDonald, by deed from Matthew C. Rollings, unmarried, on September 30, 1993, of record in Book 9102, page 320, Register's Office for Davidson County, Tennessee.

The property is subject to any and all existing easements and restrictions as shown of record including the following:

- Taxes and assessments for the year 2010 and subsequent years, plus any penalties and interest which may accrue.
- Subject to all matters as shown on the Plan of record in Book 3842, page 111, Register's Office Davidson County, Tennessee.

This is improved property known as: **3606 Wilbur Place, Nashville, TN 37204**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 May 3, 2010.

Myles A. MacDonald

Joan S. MacDonald

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Myles A. MacDonald and Joan S. MacDonald** to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this May 3, 2010

My commission expires 8/23/11

Notary Public

HAL E. WILSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

I, Hal Wilson, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of TN
County of Davidson

Personally appeared before me, Elizabeth Maison, a notary public for this county and state, Hal Wilson, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Elizabeth Maison
Notary's Signature

ELIZABETH MAISON
STATE OF TENNESSEE NOTARY PUBLIC
CHEATHAM COUNTY

My commission expires: 04-15-12