THIS INSTRUMENT WAS PREPARED BY	STATE OF TENNESSEE COUNTY OF DAVIDSON
Bankers Title & Escrow Corp. 3310 West End Ave., Ste. 410 Nashville, TN 37203	THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 175,000.00. Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12 DAY OF August 2010 Notary Public MY COMMISSION EXPIRES: May 8, 2012 (AFFIX SEAL)

BOX 50-B

PREPARED BY:
BANKERS TITLE & ESCROW CORP.
3310 WEST END AVE.
NASHVILLE, TN 37203

RETURN TO:

PRISCILLA C. URBANEK
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Gerald Dallas Davidson	Avenue Bank	MAP 147-14-0
674 Brewer Drive	3823 Cleghorn Avenue	PARCEL 129.00
Nashville, TN 37211	Nashville, TN 37215	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS. THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **MDG Properties LLC, limited liability company organized under the laws of the State of Georgia.**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Gerald Dallas Davidson and wife Sarah A. Davidson**

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennesse, being Lot No. 409 on the Plan of Candlestick Farms, Section 4, as of record in Book 3600, page 71, Registers office for Davidson County, Tennessee.

Said Lot No. 409 fronts 113 feet on the northeasterly margin of Brewer Drive and runs back between lines measuring 150.9 feet on the northwesterly side and 136.9 feet on the southeasterly side to a broken line in the rear on which it measures 56.7 feet.

Being the same property conveyed to MDG Properties, LLC by warranty deed from John Edward Bowers, Sr., unmarried as of record in Instrument No. 20080623-0064288, Registers office for Davidson County, Tennessee, dated June 2, 2008.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is () UNIMPROVED

(X) IMPROVED property known as **674 Brewer Drive, Nashville, TN 37211.**

TO HAVE AND TO HOLD the said tract or parcel of land, with the 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 land 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 land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. 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 ___ hand( ) this the 12th day of August, 2010.

MDG Properties LLC

BY: Michael D. Gunsolus

ITS: President

BILL GARRETT, Davidson County
Trans: T20100050521 DEEDWARR
Recvd: 08/16/10 10:42 2 pgs
Fees: 13.00 Taxes: 647.50

20100816-0064359

STATE OF GEORGIA
COUNTY OF Lowndes

Before me, a Notary Public in and for said State and County, personally appeared Michael D. Gunsolus, with whom I am personally acquainted, and who acknowledged that _he executed the within instrument for the purposes therein contained, and who further acknowledged that _he is the President of the maker, **MDG Properties LLC**, and is authorized by the maker to execute this instrument on behalf of the maker.

Witness my hand and seal this the 12th day of August, 2010.

My Commission expires 11-19-13

Notary Public

