RECORD & RETURN TO:
Stewart Title of Tennessee, Inc.
100 Bluegrass Commons Blvd.
Suite 2180
Hendersonville, TN 37075

THIS INSTRUMENT WAS PREPARED BY	STATE OF TENNESSEE COUNTY OF Sumner
Bankers Title & Escrow Corp. 5107 Maryland Way, Ste. 115 Brentwood, TN 37027	THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS$ 97,000.00. Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23rd DAY OF February 2011 Notary Public MY COMMISSION EXPIRES: 10-23-12 (AFFIX SEAL)

KIM GILLESPIE
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Tia D. Alley	Suntrust Mortgage, Inc.	MAP 162-06
121 Ocala Drive	401 Commerce St, Ste 6100	PARCEL 369
Antioch, TN 37013	Nashville, TN 37219	
(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, WE, **Michael Clay Donnell and wife, Carrie Ray Donnell**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Tia D. Alley, unmarried**

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, Tennessee, being Lot No. 53 on the Plan of Resubdivision of Lots 53 & 54, Bess Estates, Section II, as of record in Book 4660, page 196, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Dennis E. Donnell and wife, Cheryl L. Donnell by deed from Eva J. Calvin, Robert M. Kuzma and Roy M. Kuzma of record in Book 5428, page 466, Register's Office for Davidson County, Tennessee, dated April 30, 1979. Further being the same property conveyed to Dennis E. Donnell by quitclaim deed from Cheryl L. Donnell of record in Book 8327, page 175, Register's Office for Davidson County, Tennessee, dated March 29, 1991, pursuant to Divorce Decree dated March 25, 1991, Probate Court for the State of Tennessee, 20th Judicial District, Davidson County, Case No. 890-4879. The said Dennis E. Donnell has since died intestate with his sole heir at law being his son, Michael Clay Donnell. The Estate of Dennis Edward Donnell having been probated in the Seventh Circuit Court for the Davidson County, Tennessee, Probate Division File No. 06P-482.

Michael Clay Donnell and Michael Donnell are one and the same person.
Carrie Ray Donnell and C Ray Donnell are one and the same person.

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 121 Ocala Drive, Antioch, TN 37013.

BILL GARRETT, Davidson County
Trans:T20110012673 DEEDWARR
Recvd: 03/02/11 15:06 2 pgs
Fees:13.00 Taxes:358.90

20110302-0016829

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 OUR hand(S) this the 25th day of February, 2011.

Michael Clay Donnell

Carrie Ray Donnell

STATE OF ~~TENNESSEE~~ FLORIDA
COUNTY OF MANATEE

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Michael Clay Donnell** the bargainor__, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor__, and who acknowledged that he executed the within instrument of the purposes therein contained.

Witness my hand and official seal this the 25th day of February, 2011.

FL DL · D540-543-80-067-0

My Commission ~~expires: MAY 21 2014~~

RAQUEL LARRY
MY COMMISSION # DD 967713
EXPIRES: May 21, 2014
Bonded Thru Notary Public Underwriters

Raquel Larry
Notary Public

STATE OF ~~TENNESSEE~~ FLORIDA
COUNTY OF manatee

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Carrie Ray Donnell** the bargainor__, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor__, and who acknowledged that She executed the within instrument of the purposes therein contained.

Witness my hand and official seal this the 25th day of February, 2011.

My Commission expires: may 21, 2014

Raquel Larry
Notary Public

RAQUEL LARRY
MY COMMISSION # DD 967713
EXPIRES: May 21, 2014
Bonded Thru Notary Public Underwriters