Box 10-B

WARRANTY DEED

LEE A. COHEN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN

R-TT-11-4056

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $90,000.00

Deborah J. Cohen
Affiant

Subscribed and sworn to before me, this 2nd DAY OF September, 2011.

Lee A. Cohen
Notary Public

MY COMMISSION EXPIRES: May 5, 2015
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Robert Brandon McDonald	Brandon McDonald	
320 Elberta St., Suite B ~~4056 Port Cleburne Lane~~	(NAME) 320 Elberta Street, Ste B	
(ADDRESS) Nashville, TN 37210 ~~Hermitage, TN 37076~~	(ADDRESS) Nashville, TN 37210	97-4-20.00
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we RANDALL WILLIS OLSON, MARRIED AND CLARA MARY OLSON, UNMARRIED, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto ROBERT BRANDON MCDONALD, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT 62, LAKE PARK, SECTION ONE, AS SHOWN ON PLAT OF RECORD IN PLAT BOOK 4175, PAGES 134-135, IN THE REGISTER'S OFFICE, DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION OF SAID PROPERTY.

BEING THE SAME PROPERTY CONVEYED TO RANDALL WILLIS OLSON AND WIFE, CLARA MARY OLSON BY WARRANTY DEED FROM BEN W. DUGGAN, JR. AND WIFE, JEAN B. DUGGAN, RECORDED ON THE 6TH DAY OF OCTOBER, 1993 IN DEED BOOK 9107, PAGE 483, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE. THE SAID RANDALL WILLIS OLSON AND CLARA MARY OLSON HAVE SINCE DIVORCED.

THE ABOVE-DESCRIBED PROPERTY IS NOT THE MARITAL RESIDENCE OF THE GRANTOR RANDALL WILLIS OLSON.

THIS CONVEYANCE IS SUBJECT TO A) 2011 PROPERTY TAXES AND SUBSEQUENT; B) INSTRUMENTS OF RECORD IN BOOK 4175, PAGE 134-135; BOOK 4429, PAGE 577; BOOK 4516, PAGE 751; SAID REGISTER'S OFFICE; AND C) ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD NOT STATED HEREIN.

unimproved ( )
This is improved (X) property, known as 4056 Port Cleburne Lane, Hermitage, Tennessee 37076
(House Number) (Street) (P.O. Address) (City or Town) (Postal ZIP)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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.

BILL GARRETT, Davidson County
Trans:T20110055463 DEEDWARR
Recvd: 09/07/11 13:51 2 pgs
Fees:13.00 Taxes:333.00
20110907-0069372

Witness my/our hand(s) this 2nd day of September, 2011.

Randall Willis Olson

Clara Mary Olson

STATE OF Tennessee
COUNTY OF Davidson

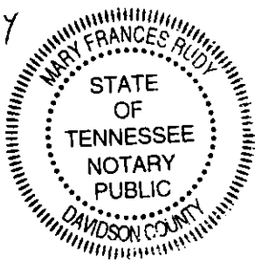
Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Randall Willis Olson and Clara Mary Olson, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 2nd day of September, 2011.

Notary Public

My Commission Expires: 5-20-14

(SEAL)



RETURN TO:
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
Phone: (615)383-2903