Prepared by:
Realty Title & Escrow Company, Inc.
599 Sam Ridley Pkwy West, Suite 103
Smyrna, TN 37167

PAIGE B. MAYERCIK
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

STATE OF TENNESSEE
COUNTY OF RUTHERFORD
The actual consideration or value, whichever is greater, for this transfer is $140,000.00

Affiant

Subscribed and sworn to before me, this 6th day of October, 2011.

Notary Public
My commission expires: 11/22/14

04-1109-54138

| Address of New Owner: | Send Tax Bills to: | Tax Information |
|---|---|---|
| Kay F. Donnell | Magna Bank | 119-15-0-128.00 |
| 122 Tallwood Drive | P. O. Box 17257 | |
| Nashville TN 37217 | Memphis, TN 38187-0257 | |

## WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Theodore Q. Pobst, unmarried, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Kay F. Donnell, an unmarried woman, hereinafter called the Grantees, their successors 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. P/O 21 & 22, on the Plan of Thompson Heights, Section II, of record in Plat Book 2331, Page 49, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Paul W. St. Charles and Theodore Q. Pobst, as joint tenants with the rights of survivorship, by deed from L. D. Collier and wife, Jewel B. Collier, dated December 15, 1995, recorded December 19, 1995, of record in Book 9891, Page 966, Register's Office for Davidson County, Tennessee.

The said Paul W. St. Charles having since died on December 27, 2009.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 122 Tallwood Drive, Nashville, TN 37217

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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.

BILL GARRETT, Davidson County
Trans:T20110063293 DEEDWARR
Recvd: 10/11/11 10:18 2 pgs
Fees:13.00 Taxes:518.00
20111011-0078887

WITNESS my hand this 6th day of October, 2011.

Theodore Q. Pobst

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Theodore Q. Pobst, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Smyrna, TN, this 6th day of October, 2011.

Paige B. Mayercik
State of Tennessee at Large

My Commission expires: 11/22/14

