WARRANTY DEED

BK 34

Instr:200002290019685 Page: 1 OF 2
REC'D FOR REC 02/29/2000 10:10:21AM
RECORD FEE: $11.23
M. TAX: $0.00 T. TAX: $232.13

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 62,738.46

Russell Owen
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 24th DAY OF February, 2000

Notary Public

MY COMMISSION EXPIRES: February 27, 2001
(AFFIX SEAL)

SHARBER NOTARY PUBLIC AT LARGE TENNESSEE DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY

Leon Sharber, Attorney, 1161 Murfreesboro Road, Ste. 505, Nashville, Tennessee 37217

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Daniel & E Properties (NAME)	Midland Mortgage (NAME)	149-02
725 Knightsbridge Way (ADDRESS)	PO Box 26648 (ADDRESS)	B
Antioch, Tennessee 37013 (CITY) (STATE) (ZIP)	Oklahoma City, OK 73126 (CITY) (STATE) (ZIP)	56

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, Barry Daniel, formally Barry N. Sanders *

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Daniel & E Properties

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:

Being Lot No. 139 on the Plan of Piccadilly Square, Phase II of record in Book 6250, Page 94, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and detailed description.

For source of title reference is made to Book 10068, Page 73, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing easements, restrictions, zoning regulations and building setback lines of record.

Subject to all matters shown of record in Book 6250, Page 94, Register's Office for Davidson County, Tennessee.

IT IS UNDERSTOOD AND AGREED that part of the consideration for the transfer of this property is the agreement of the Grantee(s) to assume the unpaid balance of a note securted by a first mortgage Deed of Trust of record in Book 6848, Page 217, Register's Office for Davidson County, Tennessee, which the Grantee(s) hereby assumes and agrees to pay. The escrow account in connection with said loan is hereby transferred to the Grantee(s) herein.

*Barry N. Sanders name was changed to Barry Daniel by order of the Probate Court Davidson County, Tennessee Docket No. 37177

unimproved ( )
This is improved (X) property, known as 725 Knightsbridge Way, Antioch, Tennessee 37013
(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 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 24th day of February, 2000

Barry Daniel By Russell Owen Attorney in fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this **24th** day of **February, 2000**, before me personally appeared RUSSELL DANIEL, to me known to be the person who executed the foregoing instrument in behalf of BARRY DANIEL, formally BARRY N. SANDERS, and acknowledged that he executed the same as the free act and deed of said BARRY DANIEL.

NOTARY PUBLIC

My commission expires: February 27, 2001

