40-17

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 225,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF March, 2001

Notary Public

MY COMMISSION EXPIRES: 7/26/03

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Gibson & Gregory, Suite 1900, 201 Fourth Ave., Nashville, Tennessee 37219

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Debbie Hill (NAME)	New Owner (NAME)	MAP 118-08
2322 Winford Avenue (ADDRESS)	(ADDRESS)	PARCEL 34
Nashville, TN 37210 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

My Commission Expires July 26, 2003

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, Daniels Partners, LLC

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Debbie Hill as to a 50% undivided interest; Debbie Hill as Custodian for Jamie Hill under the Tennessee Uniform Transfer to Minors Act, as to a 25% ** 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. 151 on the Plan of Grandview Heights as of record in Book 161, pages 14 & 15, Register's Office for Davidson County, Tennessee.

Said Lot No. 151 fronts 50 feet on the easterly side of Winford Avenue, and runs back between parallel lines 150 feet to an alley.

Being the same property conveyed to Daniels Partners, LLC, by deed from Barbara L. Eatherly, Trustee, of record in Book 10860, page 608, said Register's Office.

This conveyance is made subject to the real estate taxes for the current year, which have been prorated and assumed by Grantee.

Davidson County DEEDWARR
Recvd: 04/02/01 09:39 2pgs
Fees:11.00 Taxes:832.50

20010402-0031119

unimproved ( )
This is improved (X) property, known as 2322 Winford Avenue, Nashville, TN 37210
(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 my hand this 30th day of March, 2001

Daniels Partners, LLC
By:
Gregory E. Daniels, Managing Partner

**undivided interest; and Debbie Hill as Custodian for Veronica Hill under the Tennessee Uniform Transfer to Minors Act, as to a 25% undivided interest.

STATE OF TENNESSEE
COUNTY OF

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named _____

_____

_____

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that _____executed the within instrument for the purposes therein contained. Witness my hand and official seal at _____ _____, Tennessee, this _____ day of _____ .

Commission expires _____ _____
Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared Gregory E. Daniels with whom I am personally acquainted and who upon his oath acknowledged himself to be the Managing Partner of the Daniels Partners, LLC the within named bargainor, and corporation, and that he as such Managing Partner being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said Gregory E. Daniels as such Managing Partner.

Witness my hand and official seal at office at Nashville, Tennessee on this the 30th day of March, 2001.

My commission expires 7/26/03

Notary Public

ANDREW E. GIBSON NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires July 26, 2003