SIDWELL & BARRETT, P.C
121 1st Avenue South, Suite 200
Franklin, TN 37064

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 77,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE

20th DAY OF August, 2001

Notary Public

MY COMMISSION EXPIRES 5/24/04

SHIRLEY A. BEESLEY NOTARY PUBLIC AT LARGE MAURY COUNTY, TENN.

Davidson County DEEDWARR
Recvd: 09/06/01 08:37 2pgs
Fees:13.00 Taxes:284.90
20010906-0096557

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:
Ashley J. Byron
(NAME)

810 Bellevue Road #107
(STREET ADDRESS OR ROUTE NUMBER)

Bellevue, Tennessee 37221
(CITY) (STATE) (P.O. ZIP)

SEND TAX BILLS TO:
Franklin American Mortgage Company
(NAME)

501 Corporate Center Drive #400
(STREET ADDRESS)

Franklin, TN 37067
(CITY)(STATE) (ZIP)

MAP-PARCEL NUMBER
142-6-A-107.00

FOR AND IN 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, **Elizabeth R. Canady McDaniel, married**, , HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Ashley J. Byron, 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 Building No. 2, unit No. 107 and Garage No. 4 on the plan of Peppertree, Creekside Meadows Condominiums of record in Book 4675, Pages 128-130, Register's Office of Davidson County, Tennessee, together with all fixtures, appliances, wall coverings, carpets or other improvements therein and the undivided interest in the common elements appurtenant thereto, subject to the covenants and restrictions set forth in the master deed and by-laws of record in Book 4834, Pages 257-312, and amendments thereto of record in Book 4984, Page 174, Book 5045, Page 800, said Register's Office, and the Charter of Creekside Meadows Association, Inc.

Being the same property conveyed to Elizabeth R. Canady, a single person, by Deed of Record in Book 9508, Page 898, Register's Office for Davidson County, Tennessee. Elizabeth R. Canady has since married and is now known as Elizabeth R. Canady McDaniel.

Subject to any and all plats, easements, restrictions, and other matters of record.

The above legal description is the same as that contained in the previous deed of record.

This is not the principal marital residence of the Grantor herein.

Kelly S. McDaniel joins in this conveyance to convey any and all marital interest he may have in said property.

unimproved ( )
This is improved (XX) property, known as 810 Bellevue Road #107, Bellevue, TN 37221.

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. Whenever 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/our hand(s) this 20th day of August, 2001.

Elizabeth R Canady McDaniel
Elizabeth R. Canady McDaniel

Kelly S McDaniel

STATE OF TENNESSEE
COUNTY OF Davidson }

Personally appeared before me, the undersigned , a Notary Public in and for said County and State, the within named Elizabeth R. Canady McDaniel, the bargainor(s), 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 20th day of August, 2001.

Commission expires _____

_____
Notary Public

TODD SHOLAR NOTARY PUBLIC COMM. EXP. 9-28-02 AT LARGE DAVIDSON COUNTY, TENN.

and Kelly S. McDaniel OTB

STATE OF TENNESSEE
COUNTY OF Davidson }

Personally appeared before me, the undersigned, a Notary Public in and of said County and State, the within named _____, _____ (title) for _____ (corporation), with whom I am personally acquainted, and who acknowledged that _____ executed the within instrument for the purposes therein contained, and who further acknowledged that _____ is the _____ (title) of the maker or constituent of the maker, and is authorized by the maker or by constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 20th day of August, 2001.

My Commission Expires:_____ _____
Notary Public

STATE OF TENNESSEE
COUNTY OF Davidson }

Personally appeared before me, the undersigned, a Notary Public in and of said County and State, the within named _____, attorney-in-fact for _____ , with whom I am personally acquainted, and who acknowledged that _____ executed the within instrument for the purposes therein contained, and who further acknowledged that _____ is the attorney-in-fact of the maker or constituent of the maker, and is authorized by the maker or by constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 20th day of August, 2001.

My Commission Expires:_____ _____
Notary Public

Prepared by & Return to

Smith.Sholar.Associates.PLLC.
P.O. Box 663
Gallatin, TN 37066
(615) 452-5282