PREPARED BY:
COMMONWEALTH TITLE AGENCY OF NASHVILLE, INC.
333 GALLATIN ROAD SOUTH
MADISON, TN 37115

COMMONWEALTH TITLE AGENCY OF NASHVILLE 333 GALLATIN Road South 37115

WARRANTY DEED

THIS INDENTURE is made and entered into this **15th** day of **November, 2002, by and between BEVERLY COHRON MCMANUS, A MARRIED WOMAN, hereinafter called Grantor, and ANTHONY TODD DANIEL, AN UNMARRIED MAN, hereinafter called Grantee.**

W I T N E S S E T H: That for and in consideration of Ten Dollars ($10.00) and other good and valuable considerations, the receipt of which are hereby acknowledged, BEVERLY COHRON MCMANUS, A MARRIED WOMAN, Grantor, does hereby bargain, sell, transfer and convey unto ANTHONY TODD DANIEL, AN UNMARRIED MAN, hereinafter referred to as Grantee, his successors, heirs and assigns, all of that certain real estate located in DAVIDSON County, Tennessee, being more particularly described in Exhibit "A", which is attached hereto and incorporated herein by reference, together with all right, title and interest of Grantor in and to all buildings and fixtures located on said real estate, and any easements and rights-of-way adjoining or abutting said real estate and any covenants and other rights appurtenant thereto (collectively, the "Property"). This conveyance of the "Property" and all covenants and warranties contained herein, are made expressly subject to the exceptions and other matters set forth in Exhibit "B", which is attached hereto and incorporated herein by reference.

This is improved property known as 1212 & 1214 SIOUX TERRACE, MADISON, TN 37115.

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title and interest unto Grantees, his successors, heirs and assigns forever. The Grantor covenants and agrees with the said Grantee that Grantor is lawfully seized and possessed of the said real estate and that Grantor has a good and lawful right to sell the same. The Grantor further covenants that the same is unencumbered except as otherwise set forth in Exhibit "B".

Grantor further covenants and binds herself and her successors, heirs and assigns, to warrant and forever defend the title to said Grantee, his successors, heirs and assigns, against the lawful claims of all person whomsoever.

KEVIN McMANUS, husband of BEVERLY COHRON MCMANUS, the Grantor herein, joins in the herein conveyance for the sole purpose of conveying any right, title and interest he may have in and to the property described herein, marital or otherwise.

WITNESS the hand and seal of Grantor on the day and year first above written.

Davidson County DEEDWARR
Recvd: 11/20/02 14:57 3pgs
Fees:18.00 Taxes:380.75

20021120-0144304

BEVERLY COHRON MCMANUS
Signature of Seller

KEVIN McMANUS
Signature of Seller Spouse

INDIVIDUAL
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **BEVERLY COHRON MCMANUS, joined by HER HUSBAND, KEVIN McMANUS,** 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 executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 15 day of **November, 2002.**

Notary Public

My Commission Expires: 05/30/2004

Name and Address of Property Owner:

ANTHONY TODD DANIEL, AN UNMARRIED MAN

1212 & 1214 SIOUX TERRACE
MADISON, TN 37115

Property Address:

1212 & 1214 SIOUX TERRACE
MADISON, TN 37115

Person Responsible for Taxes:

COLUMBIA NATIONAL INCORPORATED
PO Box 3050
Columbia, MD 21045-6050

Map & Parcel #: MAP 52-8, PARCEL 96

AFFIDAVIT OF VALUE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I hereby swear or affirm that the actual consideration for this transfer, or value of the property or interest in property transferred, whichever is greater is **$97,500.00** which amount is equal to, or greater than, the amount which the property, or interest in property transferred, would command at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me, a Notary Public, this **15th** day of **November, 2002.**

Notary Public

My Commission Expires: 5/30/2004

RETURN TO:

COMMONWEALTH TITLE AGENCY OF NASHVILLE, INC.
333 GALLATIN ROAD SOUTH
MADISON, TN 37115

EXHIBIT 'A'

Lot No. 192 on the Plan of Sequoia Valley Subdivision, Section Four, of record in Plat Book 5200, Page 215, Register's office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete and accurate description of the metes and bounds of said lot.

BEING the same property conveyed unto GARY N. BASKIN AND WIFE, BEVERLY C. BASKIN, by Warranty Deed from GARY N. BASKIN, of record in BOOK 8039, PAGE 298, Register's Office for DAVIDSON County, Tennessee. The said Beverly C. BAskin and Gary N. Baskin were divorced by Decree entered in the Fourth Circuit Court for Davidson County, Tennessee, on October 19, 1993, in the case of Beverly C. Baskin vs. Gary N. Baskin, Case No. 93D-2781, at which time, Beverly C. Baskin was restored to her maiden name, Beverly Cohron. Gary N. Baskin subsequently conveyed all of his right, title and interest to Beverly Cohron, a/k/a Beverly C. Baskin, by Quitclaim Deed of record in Book 9193, page 656, said Register's Office. Beverly Cohron has since remarried and is now Beverly Cohron McManus. Beverly Cohron, Beverly C. Baskin and Beverly Cohron McManus are one and the same person.

EXHIBIT 'B'

1. All REAL PROPERTY taxes for the year 2003 and subsequent years, A LIEN, not yet due and payable (MAP 52-8, PARCEL 96).

2. All matters as set forth on the Plan of Section 4, Sequoia Valley Subdivision, of record in Plat Book 5200, page 215, said Register's Office.