THIS INSTRUMENT PREPARED BY: **Mudter Morgan & Patterson** **Attorneys-at-Law** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** Return to: **File Box 9B:** **First Title & Escrow Co., Inc.** **FTEC File No. 19898**	STATE OF TENNESSEE: COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $289,500.00. Affiant Subscribed and sworn to before me this 29th day of JANUARY, 2003. Notary Public My Commission Expires:

My Commission Exp...

WARRANTY DEED

Address New Owner:	**Send Tax Bills To:**	**Tax Information:**
Mr. & Mrs. Robert Tate McDaniel, Jr. 121 West Tyne Drive Nashville, TN 37205	Aurora Loan Services, Inc. P.O. Box 5180 Denver, CO 80217-5180	MAP 130-05 PAR 44.00 FB 07DZ 32960

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, TRAVIS G. BEAR AND WIFE, LAURA A. BEAR ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to ROBERT TATE MCDANIEL, JR. AND WIFE, EMMA MCDANIEL ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 121 West Tyne Drive, Nashville, Tennessee 37205.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 29th day of JANUARY, 2003.

TRAVIS G. BEAR

LAURA A. BEAR

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, TRAVIS G. BEAR AND WIFE, LAURA A. BEAR, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that THEY executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 29th day of JANUARY, 2003.

My Commission Expires: _____ Notary Public

NOTARY PUBLIC AT LARGE Michael Morgan My Commission Expires July 30, 2005

Davidson County DEEDWARR
Recvd: 01/31/03 15:53 2pgs
Fees:13.00 Taxes:1071.15

20030131-0013997

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 17 on the Plan of 2nd Revision of Highlands of Belle Meade No. 2, Blocks E, F, G, H and K, as of record in Plat Book 1130, page 72, Register's Office for said County, to which plan reference is made for a more complete description.

Being the same property conveyed to Travis G. Bear and wife, Laura A. Bear by deed from Jeffrey J. O'Keefe and wife, Lori L. O'Keefe of record in Book 10942, page 257, said Register's Office.

This conveyance is made subject to: (1) 2003 Taxes, which have been prorated and assumed by the Grantee; and (2) All matters appearing on the Plan of record in Plat Book 1130, page 72, said Register's Office.