Davidson County DEEDWARR
Recvd: 07/09/03 10:33 2pgs
Fees:13.00 Taxes:325.60

20030709-0094560

STATE OF TENNESSEE
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $88,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th day of June, 2003.

Notary Public

MY COMMISSION EXPIRES: January [illegible], 2004.

(AFFIX SEAL)

VALERIE HOLT
NOTARY PUBLIC AT LARGE
SUMNER COUNTY, TENN.

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY
MTC Title - Tennessee, LLC, 6 Cadillac Drive, Suite 190, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Perry J. McDaniel Jr.	Franklin AmericanMortgage Co	29-148
(NAME) 5720 Eatons Creek Road	(NAME) 501 Corporate Centre Dr Ste. 400	
(ADDRESS) Joelton, TN 37080	(ADDRESS) Franklin, TN 37067	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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,

PERRY J. MCDANIEL AND WIFE, DANA C. MCDANIEL,

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

PERRY J. MCDANIEL JR. AND WIFE, TIFFANY N. MCDANIEL,

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:

The Following real estate, located in Davidson County, Tennessee, to-wit:

BEGINNING at a point in Schnupp's north boundary line and the center of Marrowbone Road with iron pointer on east side of said road; thence North 89 deg. East 20 poles to an iron pin in old fence line; thence North 5 deg. West 16 poles to an iron pin; thence North 86 deg. West 18.74 poles to the center of said Marrowbone Road with iron pin pointer on east side; thence with the center of said Road, South 1-1/2 deg. West 19.54 poles to the point of beginning.

Being the same property conveyed to Perry J. McDaniel and wife, Teresa J. McDaniel by Warranty Deed of record in Book 10533, Page 516, Register's Office for Davidson County, Tennessee. Said property having been further conveyed to Perry J. McDaniel by Quitclaim Deed from Teresa J. McDaniel of record in Instrument Number 20011011-0111131, Register's Office for Davidson County, TN.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

unimproved ☐

This is improved ☒ property, known as 5720 Eatons Creek Road, Joelton, TN 37080

(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/our hand(s) this 27th day of June, 2003.

Perry J. McDaniel

Dana C. McDaniel

STATE OF TENNESSEE

COUNTY OF SUMNER

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Perry J. McDaniel and wife, Dana C. 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 at Brentwood , Tennessee, this 27th day of June, 2003

Commission expires: January 6, 2004

VALERIE HOUSE NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENN.

Notary Public