THIS INSTRUMENT PREPARED BY: **Mudter Morgan & Patterson** **Attorneys-at-Law** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 22081-11-2003** 9B	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $121,500.00 Affiant Subscribed and sworn to before me this 11th day of December, 2003. Notary Public My Commission Expires: 9-30-06

WILLIAM T. CHAPMAN, IV NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires SEPT. 30, 2006

WARRANTY DEED

Address New Owner: Dennis A. Linares 400 Newton Court Nashville, TN 37209	**Send Tax Bills To:** Countryside Home Loans 1520 Memorial Blvd, Suite 104 Murfreesboro, TN 37129	**Tax Information:** Map No.091.13 Parcel No. 368.00

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, **Christy L. McDaniel, Unmarried**, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Dennis A. Linares** ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in *Davidson County, Tennessee*, more particularly described on Exhibit "A" hereto.

* and wife, Lucia Maria Linares

This is Improved property located at **400 Newton Court, Nashville, TN, 37209**

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 the 5th day of December, 2003.

Christy L. McDaniel

Davidson County DEEDWARR
Recvd: 12/17/03 12:08 2pgs
Fees:13.00 Taxes:449.55
20031217-0179988

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **Christy L. McDaniel**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 5th day of December, 2003.

Notary Public

My Commission Expires: 9-30-06

WILLIAM T. CHAPMAN, IV NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires SEPT. 30, 2006

EXHIBIT "A"

Land in Davidson, Tennessee, being Lot No. 1 on the Plan of Summitt Hills Subdivision, as of record in Plat Book Book 9700, page Page 702, Register's Office for Davidson County, Tennessee to which plan reference is made for a more complete description.

Being the same property conveyed to Christy L. McDaniel, unmarried, by deed dated 11/21/2000, from Affordable Housing Resources, Inc., of record in Instrument No. 20001127-0116057, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1) 2003 City/County Taxes, which have been paid by the Grantor and prorated by the parties;
2) Subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property;
3) Restrictive covenants contained in an instrument of record in Book 1335, Page 63, ,Register's Office for Davidson, County, Tennessee, (omitting therefrom any covenants, conditions or restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the covenants, conditions or restriction (a) is exempt under Title 42 of the United States Code; or (b) relates to handicap, but does not discriminate against handicapped persons).
4) All matters appearing on the Plan of record in Book 9700, Page 702, Register's Office for Davidson County, Tennessee.