RN TO :
IER TITLE & ESCROW, LLC
HILLSBORO ROAD, STE 300
VILLE, TENNESSEE 37215

BOX 10-A

Davidson County DEEDWARR
Recvd: 03/04/04 10:06 2pgs
Fees:13.00 Taxes:407.00
20040304-0024503

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $110000.

Affiant

LEE SAVARIO NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Sworn to and subscribed before me, the undersigned, a Notary Public this 1st day of March, 2004.

Notary Public

My Commission Expires

My Commission Expires MAR. 31, 2007

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY

Hickory Hollow Title, LLC
5252 Hickory Hollow Pkwy
Suite 2207C
Antioch, Tennessee 37013

ADDRESS NEW OWNER(S) AS FOLLOWS:
Melissa Kaye Mc Daniel
853 Sandburg Place
Nashville, TN. 37214

SEND TAX BILLS TO:
~~NEW OWNER~~
TransLand Financial Services
2701 Maitland Center Pkway, #300
Maitland, FL 32751-7294

MAP-PARCEL NUMBERS:
108-12-0-270.00

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Aaron M. Derdowski and Angela L. Willson** hereinafter referred to as Grantors, hereby transfers and conveys to **Melissa Kaye Mc Daniel** hereinafter referred to as 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 Lot No. 15, on the Plan of Elmcrest Subdivision, of record in Plat Book 7900, Page 52, said Register's Office, to which plat reference is hereby made for a more complete description of said property.

Map & Parcel 108-12-0-270.00

Being the same property conveyed to Aaron M. Derdowski and Angela L. Wilson, by Warranty Deed from Mark M. Klaholz, unmarried, of record at Instrument No. 20010601-0057084, Register's Office for Davidson County, Tennessee, dated May 23, 2001.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Taxes for the year 2004, and subsequent years, a lien not yet due and payable.

The Plan of record in Plat Book 7900, Page 52, said Register's Office.

Restrictive covenants contained in an instrument of record in Book 8326, Page 915, said Register's Office.

Deed of Conveyance for water main and sanitary sewer of record in Book 8127, Page 853, said Register's Office.

Any and all visible easement lying on or across the property.

Rights or claims of parties in possession not shown by the public records.

Encroachments, overlaps, boundary line disputes, or other matters which would be disclosed by an accurate survey or inspection of the premises.

County and/or City taxes for the year 2004, a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the GRANTORS paying their prorata share thereof to GRANTEES who will be responsible for payment of said taxes.

This is improved property known as 853 Sandburg Place , Nashville, TN. 37214.

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 I do covenant with the said **GRANTEES** that I am 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 I do further covenant and bind myself, my 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 hand this 1st day of March, 2004.

Aaron M. Derdowski

Angela L. Willson by Donna Ritter as Attorney-in-Fact

STATE OF TENNESSEE
COUNTY OF Rutherford

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Aaron Derdowski and Angela L. Willson by Donna Ritter as Attorney-in-Fact, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the forgoing instrument for the purposes therein contained.

Witness my hand and official seal this 1st day of March, 2004.

Notary Public

HOLLY M. PHILLIPS NOTARY PUBLIC AT LARGE RUTHERFORD COUNTY, TN

My Commission Expires: 12/15/07

484-HH