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STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $113,000.00

Affiant

Sworn to and subscribed before me, the undersigned, a Notary Public this 27th day of February, 2004.

Notary Public

DONALD E. KNIFFEN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires: 11/25/2006

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, P.C.
121 First Avenue South
Suite 200
Franklin, TN 37064

ADDRESS NEW OWNER(S) AS FOLLOWS:
Benjamin L. Daniel
406 Sunvalley West
Nashville, Tennessee 37221

SEND TAX BILLS TO:
NEW OWNER
Suntrust Mortgage, Inc.
201 Fourth Avenue North, 7th fl
Nashville, TN 37219

MAP-PARCEL NUMBERS:
142-15D-9

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, **Shana L. MacKenzie Taylor and husband, Stephen Taylor**, hereinafter referred to as Grantors, hereby transfers and conveys to **Benjamin L. Daniel, an unmarried man** 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 or Unit No. 9 on the Plan of Sun Valley Townhomes, a Planned Unit Development, as of record in Book 6900, page 519, Register's Office for Davidson County, Tennessee, to which said plan reference is hreby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Shana L. MacKenzie, now known as Shana Taylor by warranty deed from Alan M. Clark and wife, Kimberly Rene Clark of record in Book 10630, page 769, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:
The Plan of record in Plat Book 6900, Page 519, Register's Office for Davidson County, Tennessee.

Restrictive covenants contained in an instrument of record in Book 7422, Page 977, Book 717, page 648, Book 919, page 813, Register's Office for Davidson County, Tennessee.

Agreement for dedication of easement for sewer line of record in Book 6615, page 74, said Register's Office.

Agreement for dedication of easement for public utilities of record in Book 8840, page 898, said Register's Office.

Conveyance of Common Area to Sun Valley Townhomes Homeowners Association, Inc. of record in Book 7447, page 358, said Register's Office.

By-Laws of Sun Valley Townhomes Homeowner's Association, Inc. of record in Book 7446, page 393, said Register's Office.

Charter of Sun Valley Townhomes Homeowners Association, Inc., of record in Book 7760, page 663, said Register's Office.

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 406 Sunvalley West, Nashville, Tennessee 37221.

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 27th day of February, 2004.

Shana L. MacKenzie Taylor

Stephen Taylor

STATE OF TENNESSEE
COUNTY OF ~~WILLIAMSON~~ Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Shana L. MacKenzie Taylor and husband, Stephen Taylor, 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 27th day of February, 2004.

Notary Public

My Commission Expires: 1/4/06

NOTARY PUBLIC

10140-ST