WARRANTY DEED

Davidson County DEEDWARR
Recvd: 06/10/04 09:09 2pgs
Fees:13.00 Taxes:333.00
20040610-0068672

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $90,000.00

Judi Crabtree
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3 DAY OF JUNE, 2004.

Notary Public

MY COMMISSION EXPIRES: 7/24/04
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Closing & Title Services, Inc. 533 Rivergate Parkway, Goodlettsville, TN 37072-2027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
BARRY D. BUSBY	same	MAP 73-01 PARCEL 94
(NAME) 2105 Fremont Ave		
(ADDRESS) Nashville, TN 37216	(ADDRESS)	
(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, I, **LOIS BYRD McDANIEL, A WIDOW, BY AND THROUGH THERESA M. HEWITT, ATTORNEY IN FACT**, HEREINAFTER CALLED THE GRANTOR, HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **BARRY D. BUSBY, A SINGLE MAN**, 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:

Situated in Davidson County, Tennessee, being Lot No. 6 on the Map of Highland View Subdivision of record in Book 1424, page 39, Register's Office for said County.

Said Lot No. 6 fronts 75 feet on the north side of Fremont Avenue and runs back between parallel lines 175 feet to a dead line in the rear.

Being the same property conveyed to J. M. McDaniel and wife, Lois Byrd McDaniel by deed of record in Book 1584, page 231, Register's Office for Davidson County, Tennessee; the said J. M. McDaniel having since died, the property vests in Lois Byrd McDaniel as surviving tenant by the entirety.

GRANTOR HEREIN RESERVES UNTO HERSELF A LIFE ESTATE IN SAID ABOVE DESCRIBED PROPERTY AS LONG AS SHE SHALL LIVE, WITH THE RIGHT TO OCCUPY AND USE SAID PRPERTY AS HER OWN DURING HER LIFETIME.

This is the same legal description as on the previous deed of record.

This conveyance is subject to any and all existing restrictions, setbacks, zoning regulations, covenants, conditions, and easements of record as may affect the afore described tract of land.

This instrument was prepared based upon information furnished by the parties and without the benefit of title insurance.

THERESA M. HEWITT executes this instrument as Attorney in Fact for Lois B. McDaniel pursuant to Power of Attorney of record in Instrument No. _____, Register's Office for Davidson County, Tennessee.

LOIS B. McDANIEL AND LOIS BYRD McDANIEL are one and the same person.

This is improved property, known as 2107 FREMONT AVENUE, NASHVILLE, TN 37216
(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 hand this _____ 3rd day of June, 2004.

Lois Byrd McDaniel
LOIS BYRD McDANIEL

Theresa M. Hewitt
BY: THERESA M. HEWITT, ATTORNEY IN FACT

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public, in and for the said County and State, THERESA M. HEWITT, the within named bargainor(s), with whom I am personally acquainted or proved to be on the basis of satisfactory evidence and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the attorney in fact for LOIS BYRD McDANIEL and is authorized by LOIS BYRD McDANIEL to execute this instument on her behalf.

Witness my hand and official seal this: 3 day of June, 2004.

Commission expires: 7/24/04

Notary Public