Box 44 CL

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. 23161-07-2004**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $359,000.00. Affiant Subscribed and sworn to before me this 23rd day of July, 2004. Notary Public My Commission Expires:

GEORGE V. CRAWFORD, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires JULY 21, 2007

WARRANTY DEED

Address New Owner: John R. Younger Jessica M. Younger 2105 Hobbs Court Nashville, TN 37215	**Send Tax Bills To:** Cucorp, Inc. 1400 8th Avenue South Nashville, TN 37203	**Tax Information:** Map No.131.01-0C Parcel No. 017.00 CO

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, **R. Edward McDaniel and wife, Joann G. McDaniel**, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **John R. Younger and wife, Jessica M. Younger** ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 2105 Hobbs Court, Nashville, TN 37215

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 23rd day of July, 2004.

R. Edward McDaniel

Joann G. McDaniel

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

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

Witness my hand, at office, this 23rd day of July, 2004.

Notary Public

My Commission Expires:

GERALD G. PATTERSON NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires
SEPT. 22, 2007

Davidson County DEEDWARR
Recvd: 07/27/04 10:56 2pgs
Fees:13.00 Taxes:1328.30

20040727-0089557

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 2105 on the Plan of Second (2nd) Revision Park Place as of record in Plat Book 4860, page 124, revised in Plat Book 5050, page 98, amended in Book 5056, page 872, Book 5088, page 360, Book 5151, page 206, Book 5302, page 667, Book 5316, page 227, Book 5482, page 252, Book 5614, page 859 and Book 5722, page 772, Register's Office for Davidson County, Tennessee to which plan reference is made for a more complete description.

Being the same property conveyed to R. Edward McDaniel and wife, Joann G. McDaniel by deed dated May 29, 2001 from Maureen Needham Costonis Aldridge of record in Instrument No, 20010601-0057203, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. 2004 City/County Taxes which have been prorated by the parties and assumed by the Grantee(s).
2. Declaration of Covenants, Conditions and Restrictions for Park Place of record in Book 5041, page 433, addendum of record in Book 10491, page 211, amended in Book 9729, page 54, 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 tohandicap, but does not discriminate against handicapped persons).
3. Charter of Incorporation of Green Hills Park Place Homeowners Association, Inc. of record in Book 10422, page 375, Register's Office for Davidson County, Tennessee.
4. All matters appearing on the Plan of record as Plat Book 4860, page 124, revised in Book 5050, page 98, amended in Book 5056, page 872, Book 5088, page 360, Book 5151, page 206, Book 5302, page 667, Book 5316, page 227, Book 5482, page 252, Book 5614, page 859 and Book 5722, page 772, Register's Office for Davidson County, Tennessee.
5. Resolution recorded in Book 7565, page 192, Register's Office for Davidson County, Tennessee.