WARRANTY DEED

G-CD-04-2906

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $309,500.00

Kathy Ruggles
Affiant

Subscribed and sworn to before me, this 6th DAY OF August, 2004.

Notary Public

MY COMMISSION EXPIRES: 7/29/06
(AFFIX SEAL)

JOHN GLEAVES NOTARY PUBLIC AT LARGE DAVIDSON COUNTY TENNESSEE

THIS INSTRUMENT WAS PREPARED BY
RUDY TITLE & ESCROW, LLC
2012 21st Avenue South
NASHVILLE, TENNESSEE 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
J. Thomas McDaniel	Chase Manhattan Mortgage	
2906 23rd Avenue South	(NAME) 5409 Maryland Way, Suite 202	117-02-176
(ADDRESS) Nashville, Tennessee 37215	(ADDRESS) Brentwood, TN 37027	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we HARRY CHARLES WATSON, JR. AND WIFE, KATHY J. WATSON, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto J. THOMAS MCDANIEL, AND KATHRYN RUGGLES, AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP, hereinafter called the Grantee(s), their heirs and assigns, that 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. 18 of Block No. 3, on the Plan of W.V. Davidson's Hillsboro Highlands, as of record in Book 843, page 23, Register's Office for said County.

Said Lot No. 18 fronts 65' on the easterly side of 23rd Avenue, South, and extends back between parallel lines, 165' to a dead line.

Being the same property conveyed to Harry Charles Watson, Jr. and Kathy J. Watson by Warranty Deed dated October 6, 2003 and filed for record on October 8, 2003 in Instrument No. 20031008-0149281, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing easements and restrictions as shown of record including those of record in Plat Book 843, page 23, Instrument Number 200309090131123, and Instrument Number 200309110133315, Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved (X) property, known as 2906 23rd Avenue South, Nashville, Tennessee 37215
(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 GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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/our hand(s) this 6th day of August, 2004.

Harry Charles Watson, Jr.

Kathy J. Watson

Davidson County DEEDWARR
Recvd: 08/13/04 12:05 2pgs
Fees:13.00 Taxes:1145.15

20040813-0098136

STATE OF Tennessee
COUNTY OF Davidson

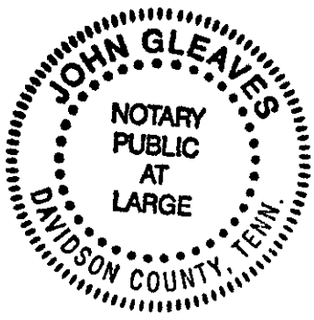
Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Harry Charles Watson, Jr. and Kathy J. Watson, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the pruposes therein contained.

Witness my hand and official seal, this the 6th day of August, 2004.

Notary Public

My Commission Expires: 7/29/06

(SEAL)



RETURN TO:

2012 21st Avenue South
Nashville, TN 37212

615.383.2903