# WARRANTY DEED

Davidson County DEEDWARR
Recvd: 12/06/04 12:01 2pgs
Fees:13.00 Taxes:913.90

20041206-0144816

G-CD-04-1225

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $247,000.00

Carrie Tresler
Affiant

Subscribed and sworn to before me, this 1st DAY OF December, 2004.

Notary Public

MY COMMISSION EXPIRES: 7/29/06

(AFFIX SEAL)

JOHN GLEAVES NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

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 |
|---|---|---|
| Daniels Trusts | Gretchen Peters Daniel (NAME) | |
| 1225 5th Avenue North | 1319 16th Ave North | 82-9-462 |
| (ADDRESS) | (ADDRESS) | |
| Nashville, Tennessee 37208 | Nashville TN 37208 | |
| (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 KRISTEN A. MUMFORD, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto GREEN DANIEL III, TRUSTEE OF THE GREEN DANIEL III REVOCABLE TRUST DATED OCTOBER 8, 1998, AND GRETCHEN PETERS DANIEL, TRUSTEE OF THE GRETCHEN PETERS DANIEL REVOCABLE TRUST DATED OCTOBER 8, 1998, AS TENNANTS IN COMMON, 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. 2-B ON THE PLAN OF ZONE LOT DIVISION OF LOT NO. 2 AND PART OF LOT NO. 1 RATTERMAN'S SUBDIVISION OF LOTS NO. 87, 88, 89 & 90 OF RECORD IN PLAT BOOK 5800, PAGE 342, REGISTER'S OFFICE FOR SAID COUNTY. SAID LOT NO. 2-B FRONTS 27.69 FEET ON THE WESTERLY MARGIN OF 5TH AVENUE NORTH AND EXTENDS BACK 170.93 FEET ON THE NORTHERLY LINE AND 170.93 FEET ON THE SOUTHERLY LINE TO AN ALLEY IN THE REAR, MEASURING 27.82 FEET THEREON.

BEING THE SAME PROPERTY CONVEYED TO KRISTEN A. MUMFORD BY WARRANTY DEED FROM DAN HEDRICK AND WIFE, HELEN HEDRICK, RECORDED THE 28TH DAY OF OCTOBER, 1998 IN DEED BOOK 11173, PAGE 34, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

unimproved ( )
This is improved (X) property, known as 1225 5th Avenue North, Nashville, Tennessee 37208
(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 1st day of December, 2004.

Kristen A. Mumford
Kristen A. Mumford

STATE OF Tennessee
COUNTY OF Davidson

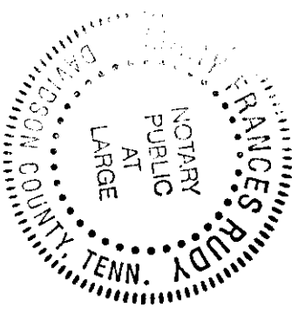
Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Kristen A. Mumford, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument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

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

Notary Public

My Commission Expires: 7-29-06

(SEAL)




**RETURN TO:**

2012 21st Avenue South
Nashville, TN 37212

615.383.2903