First American Title
100 Bluegrass Commons Blvd.
Suite 115
Hendersonville, TN 37075

Davidson County DEEDWARR
Recvd: 12/14/04 12:02 2pgs
Fees:13.00 Taxes:635.66
20041214-0148460

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $ 171,800.00.

Affiant

Subscribed and sworn to before me, this the 10th day of December, 2004.

DEVON J. SUTHERLAND STATE OF TENNESSEE NOTARY PUBLIC PUTNAM COUNTY, TENN.

Notary Public: Devon J. Sutherland
My Commission Expires: 12/27/04

WARRANTY DEED

Name and Address of New Owner:	Send Tax Bills To:	Map/Parcel Number:
Joseph B. Racanelli 515 Elysian Fields Nashville, TN 37211	SAME	133-13-92

FOR AND IN CONSIDERATION of the sum of ten dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, we, **Michael Paul McDaniel, unmarried**, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Joseph B. Racanelli**, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows to-wit:

BEING Lot No. 19 on the Plan of Abbay Hall, Section I as of record in Book 2331, Page 18, Register's Office for Davidson County, Tennessee to which plan reference is made for a more complete description.

BEING the same property conveyed to Michael Paul McDaniel and Michael D. Gionet, both unmarried, as Joint Tenants with Right of Survivorship, by Warrnaty Deed From Mansoor Vejadani-Jahromi and wife, Taherah Zafarnia, dated March 28, 1996, recorded April 1, 1996, in Book 9997, Page 981, Register's Office for Davidson County, Tennessee and thence to Michael Paul McDaniel by Quitclaim Deed from Michael D. Gionet, unmarried, dated March 31, 2001, recorded April 22, 2002, in Instrument Number 20020422-0049402, Register's Office for Davidson County, Tennessee.

Subject to any and all plats, easements, restrictions, and other matters of record.

Subject to conditions, easements, restrictions, and/or building set-back lines that appear on the plat of record in Plat Book 2331, Page 18, Register's Office for Davidson County, Tennessee.

The above legal description is the same as that contained in the previous deed of record.

This is unimproved property, known as **515 Elysian Fields, Nashville, TN 37211**

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. Grantors covenant with said Grantees that they are lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered, except for current taxes, and encumbrances of record.

GRANTORS further covenant and bind themselves, their heirs, successors, and representatives to warrant and defend the title to the said land to Grantees, their heirs, successors, and assigns against the lawful claims of all persons whatsoever.

Witness my/our hand(s) this the 10th day of December, 2004

Michael Paul McDaniel

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State the within named Michael Paul McDaniel, the bargainor(s), 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 purposes therein contained.

Witness my hand and official seal, this 10th day of December, 2004.

Commission Expires: 12/27/04

Notary Public: Devon J. Sutherland

DEVON J. SUTHERLAND
STATE OF TENNESSEE NOTARY PUBLIC
PUTNAM COUNTY, TENN.

This Instrument Prepared By:

Highland Title, LLC.
394 West Main Street, Suite B-14
Hendersonville, Tn 37075