PREPARED BY:
COMMONWEALTH TITLE AGENCY OF NASHVILLE, INC.
333 GALLATIN ROAD SOUTH
MADISON, TN 37115

SIDWELL & BARRETT, P.C.
121 1st Avenue South, Suite 200
Franklin, TN 37064

WARRANTY DEED

THIS INDENTURE is made and entered into this 30TH day of December, 2004, by and between CLESTON B. DANIELS and EDNA DANIELS, HUSBAND AND WIFE, hereinafter called Grantors, and RICHARD G. HARRIS, II, UNMARRIED, hereinafter called Grantee.

W I T N E S S E T H: That for and in consideration of Ten Dollars ($10.00) and other good and valuable considerations, the receipt of which are hereby acknowledged, CLESTON B. DANIELS and EDNA DANIELS, HUSBAND AND WIFE, as Grantors, do hereby bargain, sell, transfer and convey unto RICHARD G. HARRIS, II, UNMARRIED, hereinafter referred to as Grantee, his successors, heirs and assigns, all of that certain real estate located in DAVIDSON County, Tennessee, being more particularly described in Exhibit "A", which is attached hereto and incorporated herein by reference, together with all right, title and interest of Grantors in and to all buildings and fixtures located on said real estate, and any easements and rights-of-way adjoining or abutting said real estate and any covenants and other rights appurtenant thereto (collectively, the "Property"). This conveyance of the "Property" and all covenants and warranties contained herein, are made expressly subject to the exceptions and other matters set forth in Exhibit "B", which is attached hereto and incorporated herein by reference.

This is improved property known as 1406 WINDING WAY, NASHVILLE, TENNESSEE 37216.

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title and interest unto Grantee, his successors, heirs and assigns forever. The Grantors covenant and agree with the said Grantee that Grantors are lawfully seized and possessed of the said real estate and that Grantors have a good and lawful right to sell the same. The Grantors further covenant that the same is unencumbered except as otherwise set forth in Exhibit "B".

Grantors further covenant and bind themselves and their successors, heirs and assigns, to warrant and forever defend the title to said Grantee, his successors, heirs and assigns, against the lawful claims of all person whomsoever.

WITNESS the hands and seals of Grantors on the day and year first above written.

Clesten B. Daniels
CLESTON B. DANIELS
Signature of Seller

Edna C Daniels
EDNA DANIELS
Signature of Seller

Davidson County DEEDWARR
Recvd: 01/07/05 12:37 3 pgs
Fees:18.00 Taxes:998.63

20050107-0002842

INDIVIDUAL
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, CLESTON B. DANIELS and EDNA DANIELS, HUSBAND AND WIFE, the within named bargainors, 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 30th **day of December, 2004.**

Denise C Ellis
Notary Public

DENISE C. ELLIS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE

My Commission Expires: 5/24/2008

Name and Address of Property Owner:

RICHARD G. HARRIS, UNMARRIED

1406 WINDING WAY
NASHVILLE, TENNESSEE 37216

Property Address:

1406 WINDING WAY
NASHVILLE, TENNESSEE 37216

Person Responsible for Taxes:

New owner

Map & Parcel #: MAP 061-08-0, PARCEL 199.00

AFFIDAVIT OF VALUE

STATE OF TENNESSEE
COUNTY OF Williamson

I hereby swear or affirm that the actual consideration for this transfer, or value of the property or interest in property transferred, whichever is greater is **$269900** which amount is equal to, or greater than, the amount which the property, or interest in property transferred, would command at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me, a Notary Public, this 30th day of **December, 2004.**

Notary Public

My Commission Expires: 11/2/05

K. THOMAS SIDWELL NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

THOMAS SIDWELL NOTARY PUBLIC WILLIAMSON COUNTY

My Commission Expires 11/02/05

RETURN TO:

SIDWELL & BARRETT, P.C.
121 1st Avenue South, Suite 200
Franklin TN 37064

EXHIBIT 'A'

Being Lot No. 14 of Block "H" on the Map of Jackson Park, Section 3, not of record and described according to a copy of a survey thereof made by Wm. Collier Parrish Associates, Engineers, dated August 5, 1954 as follows:

Beginning at a point in the southerly margin of Winding Way at the corner of Lots 13 and 14; thence with the line between said lots southerly 323.7 feet, F.M., to a point in the north line of Lot 20; thence along the north line of Lots 19 and 20, easterly 155 feet F.M., to a corner of Lot 15; thence with the line between Lots 14 and 15, northerly 265 feet, F.M. to the southerly margin of Winding Way; thence with the margin of the same westerly 215, F.M. to the point of beginning.

Being the same property conveyed to CLESTON B. DANIELS and EDNA DANIELS, HUSBAND AND WIFE, by Warranty Deed from JOHN MARK STREET AND WIFE, SHERRI STREET, of record in Book 6293, page 647, Register's Office for DAVIDSON County, Tennessee.

EXHIBIT 'B'

1. All REAL PROPERTY taxes for the year 2005 and subsequent years, A LIEN, not yet due and payable (MAP 061-08-0, PARCEL 199.00).
2. Unrecorded easements for roads and utilities, if any.