STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $162,900.00

Affiant

Sworn to and subscribed before me, the undersigned, a Notary Public this 24th day of ~~February~~ March, 2005.

Notary Public

My Commission Expires: 1/24/09

KIMBERLY R. DOUGHER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY

Sidwell & Barrett, P.C.
121 First Avenue South
Suite 200
Franklin, TN 37064

Davidson County DEEDWARR
Recvd: 04/01/05 11:21 2 pgs
Fees:13.00 Taxes:602.73
20050401-0035410

ADDRESS NEW OWNER(S) AS FOLLOWS:
Kathryn C. McDaniel
1224 Crestfield Drive
Nashville, Tennessee 37211

SEND TAX BILLS TO:
NEW OWNER

MAP-PARCEL NUMBERS:
172-12-0-B-099.00CO

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Robert Hosseini and wife, Mia Hosseini** hereinafter referred to as Grantors, hereby transfers and conveys to **Kathryn C. McDaniel, unmarried** hereinafter referred to as Grantees, their heirs and assigns a 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. 427 on the Plan of Section Six, Bradford Hills, as of record in Plat Book 7900, Page 6 and Book 7900, Page 290, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Robert Hosseini and wife, Mia Hosseini by warranty deed from Judith L. Lofurno and husband, Alan K. Lofurno of record in Book 9614, Page 284, Register's Office for Davidson County, Tennessee, dated March 7, 1995.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Taxes for the year 2005, and subsequent years, a lien not yet due and payable.

The Plan of record in Plat Book 7900, Page 6 and 290, Register's Office for Davidson County, Tennessee.

Restrictive covenants contained in an instrument of record in Book 8069, Page 170, Book 8074, Page 269, Book 8267, Page 618, Book 8374, Page 591, Register's Office for Davidson County, Tennessee.

By-Laws of record in Book 8071, Page 531, Register's Office for Davidson County, Tennessee.

County and/or City taxes for the year 2004, a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the GRANTORS paying their prorata share thereof to GRANTEES who will be responsible for payment of said taxes.

This is improved property known as 1224 Crestfield Drive, Nashville, Tennessee 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**, their heirs and assigns forever, and I do covenant with the said **GRANTEES** that I am 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 I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said **GRANTEES**, 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 hand this 24th day of ~~February~~ March, 2005.

Robert Hosseini

Robert Hosseini

Mia Hosseini

Mia Hosseini

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Robert Hosseini and Mia Hosseini, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the forgoing instrument for the purposes therein contained.

Witness my hand and official seal this 24th day of ~~February~~ March, 2005.

Notary Public

My Commission Expires: 11.22.05

DONALD R. BARRETT, JR.
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

12314-BW