WARRANTY DEED

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $435,000.00

Affiant

Subscribed and sworn to before me, this 9th DAY OF June, 2005.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

G-CD-04-00296

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
Carol M. McDaniel	T. J. McDANIEL JR.	
296 33rd Avenue North	296 33RD AVENUE NORTH	92-13-404
Nashville, Tennessee 37209	NASHVILLE, TENNESSEE 37209	
(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 DREAMINC., hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto CAROL M. MCDANIEL AND HUSBAND, T.J. MCDANIEL, JR., 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:

Lot 57, HORTENSE PLACE, as shown on plat of record in Plat Book 161, Page 167, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to DreamInc. by Quitclaim Deed from Joseph John Kovalick executed February 25, 2005 and filed for record April 12, 2005, in Instrument Number 20050412-0040580, Register's Office for Davidson County, Tennessee. Also, being the same property conveyed by Warranty Deed from Brett H. Massey, unmarried to Joseph John Kovalick, as recorded on the 20th day of September, 2004 in Instrument No. 20040920-0112473 and Warranty Deed from John S. Orr, unmarried to Brett H. Masey as recorded on the 18th day of December, 1998 in Book 11258, Page 828 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 including those shown of record in Plat Book 161, page 167, and Instrument Number 20011114-0124739, Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved (X) property, known as 296 33 Avenue North, Nashville, Tennessee 37209
(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 9th day of June, 2005.

Dream Inc.

BY: _____
Joseph J. Kovalick, President

Davidson County DEEDWARR
Recvd: 06/10/05 14:11 2 pgs
Fees:13.00 Taxes:1609.50
20050610-0066858

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me the undersigned a Notary Public for said County and State, Joseph J. Kovalick,
with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who upon oath acknowledged himself to be the President of DreamInc., the within named bargainor, a corporation, and that he as such President being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by himself as President.

Witness my hand and official seal at Davidson County, Tennessee
on this 9th day of June, 2005.

NOTARY PUBLIC

My Commission Expires: _____

CARA MONFORTE
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.
My Commission Expires JAN. 26, 2008

RETURN TO:

2012 21st Avenue South
Nashville, TN 37212

615.383.2903