THIS INSTRUMENT PREPARED BY:
Forsythe Title and Escrow Services
113 Shivel Drive
Hendersonville, TN 37075

Our File Number: 21891B

Davidson County DEEDWARR
Recvd: 09/30/05 09:37 2 pg
Fees:13.00 Taxes:510.50
20050930-0117499

MAP/GROUP/PARCEL: 085-12-O-A/035.00 CO

NEW OWNER'S NAME AND ADDRESS:
TILLMAN HENRY HIGGINS & JUDY S. HIGGINS
3117 RIVER'S EDGE DRIVE
Nashville, TN 37214

SEND TAX BILLS TO:
New Owner

WARRANTY DEED

FOR GOOD CONSIDERATION, the receipt of which is hereby acknowledged, J. MICHAEL MCDANIEL AND MARCELLA L. MCDANIEL, HUSBAND AND WIFE, hereinafter called Grantors, do hereby transfer and convey unto, TILLMAN HENRY HIGGINS and JUDY S. HIGGINS, HUSBAND AND WIFE, their heirs and assigns, hereinafter called Grantees, property described as follows:

LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

BEING LOT NO. 62 ON THE PLAN OF RIVERS EDGE, SECTION TWO, JACKSON DOWNS, PHASE TWO, OF RECORD IN BOOK 9700, PAGE 414, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE LEGAL DESCRIPTION.

The subject property is improved property known as 3117 RIVER'S EDGE DRIVE, Nashville, TN 37214.

BEING the same property conveyed to J. Michael McDaniel (also known as John Michael McDaniel) herein by deed of record in Instrument #20040614-0069932, Register's Office for Davidson County, Tennessee. Marcella L. McDaniel, wife of J. Michael McDaniel joins in the conveyance for the purpose of conveying her marital interest in said property.

TO HAVE AND TO HOLD the said tract or parcel of land, with appurtenances, estate, title, and interest thereto belonging to said grantees. Grantors covenant with 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 restrictions and easements of record.

GRANTORS further covenant and binds 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.

J. MICHAEL MCDANIEL

MARCELLA L. MCDANIEL

STATE OF TENNESSEE
COUNTY OF SUMNER

PERSONALLY appeared before me, the undersigned authority, J. MICHAEL MCDANIEL AND MARCELLA L. MCDANIEL, HUSBAND AND WIFE, with whom I am personally acquainted, and who acknowledged that they executed the foregoing instrument as a free act and deed and for the purposes therein contained.

DONE at offices in Hendersonville, Tennessee on this the 16th day of September, 2005.

NOTARY PUBLIC
MY COMMISSION EXPIRES: 9-27-08

DAVID KIMBROUGH STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

STATE OF TENNESSEE
COUNTY OF SUMNER

The actual consideration or value whichever is greater for this transfer is $165,000.00.

AFFIANT

Sworn to and subscribed before me, this the 16th day of September, 2005.

NOTARY PUBLIC
MY COMMISSION EXPIRES: 9-27-08

DAVID KIMBROUGH STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY