Prepared by:
Realty Title & Escrow Company, Inc.
383 Johnny Cash Parkway, Suite 140
Hendersonville, TN 37075

Davidson County DEEDWARR
Recvd: 03/08/06 13:34 2 pgs
Fees:13.00 Taxes:462.50
20060308-0027068

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $125,000.00

Affiant

L. MACKENZIE COHEN
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

Subscribed and sworn to before me, this 1st day of March, 2006.

Notary Public
My commission expires:

05-0602-62737

Address of New Owner:	Send Tax Bills to:	Tax Information
Robert V. Daniel 1261 Cheyenne Blvd. Madison TN 37115	New Owner	53-05-0-037

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Brad Cleary and wife, Rhonda Cleary, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Robert V. Daniel and wife, Alfreeda Daniel, hereinafter called the Grantees, their successors 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. 125, on the Plan of Sequoia Valley, Section 3, of record in Book 4460, Page 83, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Brad Cleary and wife, Rhonda Cleary by deed from Elizabeth M. Holcomb, dated 5-23-97, of record in Book 10466, Page 916, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 1261 Cheyenne Blvd., Madison, TN 37115

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 1st day of March, 2006.

Brad Cleary

Rhonda Cleary

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Brad Cleary and Rhonda Cleary, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Madison, TN, this 1st day of March, 2006.

State of Tennessee at Large

My Commission expires
5/28/2006

