State of Tennessee)
County of Davidson)

The actual consideration or value, whichever is greater, for this transfer is $102,000.00.

Affiant

Subscribed and sworn to before me, this 8th day of February, 2006.

Notary Public:

My Commission Expires:

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Davidson County DEEDWARR
Recvd: 03/15/06 14:18 2 pgs
Fees:13.00 Taxes:377.40

20060315-0030010

WARRANTY DEED

Name and Address of New Owner:	Send Tax Bills To:	Map/Parcel Number:
JaNethia Michelle McDaniel 3539 Seneca Forest Drive Nashville, TN 37217	New Owner	136-10-O-B-79-CO

FOR AND IN CONSIDERATION of the sum of ten dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **Shannon N. Baltz and wife, Michael V. Baltz**, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **JaNethia Michelle McDaniel**, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows to-wit:

BEING Unit No. 23, on the Revision of Lots 21-32, 39, and 40, Plan of Priest Lake Forest, Section V, of record in Plat Book 6250, Page 49, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

BEING the same property conveyed to Shannon N. Baltz and wife, Michael V. Baltz, by Warranty Deed from John Richard Foster, dated September 30, 1998, recorded October 7, 1998, of record in Book 11148, Page 43, Register's Office for Davidson County, Tennessee.

Subject to any and all plats, easements, restrictions, and other matters of record.

Taxes and assessments for the 2006 and subsequent years.

Subject to conditions, easements, restrictions, and/or building set-back lines that appears on the plat of record in Plat Book 6250, Page 49, Register's Office for Davidson County, Tennessee.

Master Deed of record in Book 5931, Page 645, Book 6199, Page 270, Book 6124, Page 956 and Book 6145, Page 435, Register's Office for Davidson County, Tennessee.

By-Laws of record in Book 5931, Page 677 and Book 6145, Page 433, Register's Office for Davidson County, Tennessee.

Charter for Homeowners Association of record in Book 7948, Page 628, Register's Office for Davidson County, Tennessee.

Common Areas conveyed to Homeowners Association of record in Book 9375, Page 744, Register's Office for Davidosn County, Tennessee. Subject to rigths of others in and to common areas/elements. Subject to lien for special assessment contianed in DCCR's/Master Deed.

2006 Davidson County taxes $1,103.32 not yet due and payable.

The above legal description is the same as that contained in the previous deed of record.

This is improved property, known as: **3539 Seneca Forest Drive, Nashville, TN 37217**

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. Grantors covenant with said 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 encumbrances of record.

GRANTORS further covenant and bind 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.

Witness my/our hand(s) this the 8th day of February, 2006.

Shannon N. Baltz

Michael V. Baltz

State of Tennessee)
County of Sumner)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State the within named **Shannon N. Baltz and Michael V. Baltz**, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this 8th day of February, 2006.

Commission Expires: 12/09/08

Notary Public: Devon J. Sutherland

DEVON J. SUTHERLAND
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY, TENN.

This Instrument Prepared By:

Highland Title, LLC.
394 West Main Street, Suite B-5
Hendersonville, Tn 37075