Scruggs

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 03/21/06 14:45 2 pgs
Fees:13.00 Taxes:1332.00

20060321-0032435

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $360,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15TH DAY OF MARCH, 2006.

Notary Public

MY COMMISSION EXPIRES: .

(AFFIX SEAL)

ROBERT L. SCRUGGS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN
My Commission Expires July 25, 2009

THIS INSTRUMENT WAS PREPARED BY
Robert L. Scruggs, Attorney, 2525 21st Avenue South, 2nd Floor, Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Harris Homes, a Tennessee general partnership	**Same as New Owner**	**Map 132-09-0**
(NAME) **4857 Manassas Drive**	(NAME)	**Parcel 22.00**
(ADDRESS) **Brentwood, TN 37027**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **DONALD E. MCDANIEL** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **HARRIS HOMES, a Tennessee general partnership,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

A certain tract or parcel of land situate in Davidson Count, Tennessee, being More particularly described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 1, as shown on the unrecorded plan of Mrs. O.A. Allen's Subdivision of the Hirsig Tract, made by W. D. Southgate, surveyor, as follows:

Beginning at a point in the center of Battery Lane, formerly Battery Road, at the intersection of Lealand Lane; thence North 2 degrees, 30 feet East with the center line of Lealand Lane 250 feet to a point; thence North 86 degrees, 30 feet West 217.3 feet to a point; thence South 3 degrees 13 feet West 250 feet to a point in the center of Battery Lane, the Southwest corner of Lot No. 1; thence with the center of said Battery Lane, South 86 degrees, 30 feet, East 220 feet to the point of beginning.

Being the same property conveyed to Donald E. McDaniel (aka David J. McDaniel, III) by Quitclaim Deed from David J. McDaniel, of record is Instrument No. 20051229-0156274, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all conditions, easements; and all other matters of record in the Register's Office for Davidson County, Tennessee, including but not limited, 2006 real property taxes which have been prorated and assumed by the grantee(s).

unimproved ☒

This is improved ☐ property, known as 1002 Battery Lane, Nashville, TN 37220
(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 GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 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 15th day of March, 2006.

Donald E. McDaniel

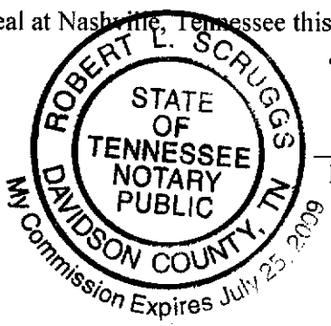
STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, of said County, Donald E. McDaniel the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 15th day of March, 2006.

Commission expires:



Robert L. Scruggs Notary Public