(2)

McCann & Hubbard
7105 Crossroads Blvd. #105
Brentwood, TN 37027
615-377-3319

**STATE OF TENNESSEE**
**COUNTY OF WILLIAMSON**

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $267,500.00.

Affiant

Sworn to and subscribed before me, the undersigned, a Notary Public this 9th day of June, 2005.

Notary Public

My Commission Expires:

MY COMMISSION EXPIRES:
MARCH 11, 2009

**WARRANTY DEED**

**THIS INSTRUMENT WAS PREPARED BY**

Sidwell & Barrett, P.C.
121 First Avenue South
Suite 200
Franklin, TN 37064

Davidson County DEEDWARR
Recvd: 06/15/06 13:21 3 pgs
Fees:18.00 Taxes:989.75
20060615-0071493

ADDRESS NEW OWNER(S) AS FOLLOWS:
Ruth A. McDaniel

1305 Autumn Springs Lane
Old Hickory, Tennessee 37138

SEND TAX BILLS TO:
NEW OWNER

MAP-PARCEL NUMBERS:

64-8-A-14CO

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Stanley J. Harms and Patricia A. Harms, husband and wife hereinafter referred to as Grantors, hereby transfers and conveys to Ruth A. McDaniel, hereinafter referred to as Grantees, their heirs and assigns a certain tract or parcel of land in Davidson County, State of Tennessee described as follows, TO WIT:

BEING Lot No. 14 on the Plan of Section One, Merritt Downs of record in Instrument No. 20010523-0053201, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Stanley J. Harms and Patricia A. Harms, husband and wife by Warranty Deed from Beazer Homes Corp., DBA Phillips Builders, a Tennessee Corporation of record in Instrument No. 20030816-0118783, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

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.

County and/or City taxes for the year 2006, a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the GRANTORS paying their prorata share thereof to GRANTEES who will be responsible for payment of said taxes.

This is improved property known as 1305 Autumn Springs Lane, Old Hickory, TN 37138.

**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 I do covenant with the said **GRANTEES** that I am 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 I do further covenant and bind myself, my 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 9th day of June, 2005.

Stanley J. Harms

Patricia A. Harms by Stanley J. Harms Attorney in Fact

**STATE OF TENNESSEE**
**COUNTY OF WILLIAMSON**

and Patricia A. Harms

Personally appeared before me, the undersigned Notary Public in and for the State and County aforesaid, Stanley J. Harms, with whom I am personally acquainted, and who acknowledged the execution of the within instrument for the purpose therein contained.

Witness my hand and official seal this 9th day of June, 2005.

Notary Public

My Commission Expires: 11/8/08

K. THOMAS SIDWELL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY, TENN.
My Commission Expires NOV. 8, 2008

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STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned Notary Public in and for the State and County aforesaid, Stanley J. Harms, with whom I am personally acquainted and who proved himself to be the attorney in fact of Patricia A. Harms and who being authorized to do so acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 9th day of June, 2006.

My Commission Expires:.

11/8/08

, Notary Public.




My Commission Expires NOV. 8, 2008

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