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Davidson County DEEDWARR
Recvd: 07/06/06 13:11 2 pgs
Fees:13.00 Taxes:537.31

20060706-0080958

Realty Title
78-A

**Prepared by:**
**Realty Title & Escrow Company, Inc.**
**3815 Cleghorn Ave., Suite 102**
**Nashville, TN 37215**

**STATE OF TENNESSEE**
**COUNTY OF DAVIDSON**
**The actual consideration or value, whichever is greater, for this transfer is $145,220.00**

DIANE K. MANN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY, TN

**Affiant**

**Subscribed and sworn to before me, this 23rd day of June, 2006.**

**Notary Public**
**My commission expires: 02/22/09**

**03-0606-33784**

| **Address of New Owner:** | **Send Tax Bills to:** | **Tax Information** |
|---|---|---|
| Benny McDaniel<br>1820 West End Ave # 606<br>Nashville, TN 37203 | New Owner | 82-08-0-372 |

## 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, Phil Speer, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Benny McDaniel and wife, Fronita McDaniel, 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 the easterly 45 feet of the southerly 150 feet of Lot 55 on the Plan of Stratton and Seymour's Addition to Nashville, as of record in Book 57, Page 23, Register's Office for Davidson County, Tennessee. Said part of lot fronts 45 feet on the northerly side of Chicamauga Avenue and runs back between parallel lines 150 feet to a dead line on the rear, being 45 feet.

Being the same property conveyed to Phil Speer by deed from Shields Rentals, L.P. of record in Instrument No. 20060706-0080957, Register's Office for Davidson County, Tennessee.

Subject property is not now, and never has been, the residence of the grantor.

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 1003 Chicamauga, Nashville, TN 37206

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 23rd day of June, 2006.

Phil Speer

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Phil Speer and , 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 Nashville, TN, this 23rd day of June, 2006.

Diane K. Mann
State of Tennessee at Large

DIANE K. MANN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY, TN

My Commission expires 02/22/09