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THIS INSTRUMENT PREPARED BY: **Mudter Morgan & Patterson** **Attorneys-at-Law** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **FTEC File No. 25785-08-2006** **Record & Return To:** **Sidwell and Barrett, Attorneys** **121 1st Avenue South** **Franklin, TN 37065**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $134,900.00 Affiant Subscribed and sworn to before me this 18th day of August, 2006. Notary Public My Commission Expires: 1-20-09

TONJA BARRON STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

WARRANTY DEED

Address New Owner: Amanda J. Daeger, Marc Chevalier 420 McClellan Street Nashville, TN 37211	**Send Tax Bills To:** New Owner	**Tax Information:** Map No.133.01-0 Parcel No. 171.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Elizabeth Gammans-Webber, n/k/a Elizabeth Gammans, Unmarried**, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Amanda J. Daeger and Marc Chevalier, unmarried woman and unmarried man, as tenants in common with right of survivorship** ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 420 McClellan Street, Nashville, TN 37211

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on the 18th day of August, 2006.

Elizabeth Gammans

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **Elizabeth Gammans**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 18th day of August, 2006.

Notary Public

My Commission Expires:

ELIZABETH J. SMITH NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. My Commission Expires NOV. 24, 2007

Davidson County DEEDWARR
Recvd: 09/01/06 11:07 2 pgs
Fees:13.00 Taxes:499.13
20060901-0108276

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 11 on the Plan of Radnor Place or Radnor Terrace, as of record in Plat Book 421, page 58, Register's Office for Davidson County, Tennessee to which plan reference is made for a more complete description.

Being the same property conveyed to Elizabeth Gammons-Webber, unmarried and Nelson J. Gammans, a married man, as joint tenants with the right of survivorship by Warranty Deed dated July 31, 1995 from Allen L. Jones and wife, Lesley Jones of record in Book 9749, page 809, Register's Office for Davidson County, Tennessee. Elizabeth Gammons-Webber is also known as Elizabeth Gammons. Nelson J. Gammans died on July 13, 2000.

This conveyance is made subject to:

1. 2006 City/County taxes which have been prorated by the parties and assumed by the Grantee.
2. All matters appearing on the Plan of record as Book 421, page 58, Register's Office for Davidson County, Tennessee.