PREPARED BY (AND RETURN TO):

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Davidson County DEEDWARR
Recvd: 09/29/06 14:36 2 pgs
Fees:13.00 Taxes:463.17
20060929-0120895

W & I Ref:(DM) Title No: 48247
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
William A. McDaniel Jr. Margaret F. McDaniel 673 Candlestick Drive Nashville, Tennessee 37211	New Owner

TAX MAP-PARCEL NUMBERS: 14714017600

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$125,180.79,** cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Dawn M. Tignor, unmarried,,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **William A. McDaniel Jr. and spouse, Margaret F. McDaniel** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot No. 445 on the Plan of Candlestick Farms Section Four of record in Book 3600, page 71 amended in Book 3822, page 71 Register's Office for said County.

Said Lot No. 445 fronts 90.0 feet on the westerly margin of Candlestick Drive and extends back 158.0 feet on the southerly line and 155.2 feet on the northerly line to a dead line in the rear, measuring 90.0 feet thereon.

Being the same property conveyed to Mark A. Tignor and wife, and wife, Dawn M. Tignor by deed from William A. McDaniel and wife Margaret F. McDaniel of record in Book 10233, page 507, said Register's Office, Mark A. Tignor and Dawn M. Tignor have since divorced. By Quitclaim Deed of record in Doc. No. 20060205-0014160, said Register's Office, Mark A. Tignor conveyed his interest in subject property to Dawn M. Tignor.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to: Taxes for 2006, and subsequent years; The Plan, with Owner's Certificate, of record in Plat Book 3600 Page 71 amended in Book 3822, page 71, said Register's Office, which Plan shows a 30 foot minimum building setback line from Candlestick Drive and a 10 foot easement for public utility purposes along the southeasterly front line(s). And a 2.5 x 25 foot utility anchor easement located on the southeasterly front corner of said lot. Subject to Restrictions contained in instruments of record in Book 3811, page 978, amended in Book 3822, page 75, said Register's Office.

This is improved property, known as: 673 Candlestick Drive, Nashville, Tennessee 37211

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 28th day of September, 2006.

Dawn M. Tignor

State of TENNESSEE
County of DAVIDSON

On this 28th day of September, 2006 , before me the undersigned authority, personally appeared Dawn M. Tignor , to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires:

CHRISTY W. IVEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires JULY 21, 2007

Notary

State of TENNESSEE
County of DAVIDSON

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is $125,180.79

Affiant

Sworn and subscribed before me this the 28th day of September, 2006

My Commission Expires:

CHRISTY W. IVEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires JULY 21, 2007

Notary Public