10:08

WARRANTY DEED

LUTHER P. RAMSEY, III * NOTARY PUBLIC AT LARGE * MONTGOMERY CO. TENN.

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 122,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22nd day of September, 2006

Notary Public:

MY COMMISSION EXPIRES: 9/23/07
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
Florence G. McDaniel	American Home Mortgage	Map 064
4840 Cascade Drive	520 Broadhollow Road, Mail Stop 100	Group 08-0
Old Hickory, TN 37138	Melville, NY 11747	Parcel 003.00

FOR AND IN 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

Joseph Shane Bratcher, unmarried

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto

Florence G. McDaniel

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:

BEING Lot No. 296, on the Plan of Sherwood Forest, Section Four, of record in Plat Book 4460, Pages 182 and 183, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete legal description.

Being the same property conveyed to Joseph Shane Bratcher, unmarried, by deed from Carl A. Tucker and wife, Dorothy Durham Tucker, of record in Book 9602, Page 925, Register's Office for said County.

This conveyance is subject to: (1) 2006 county taxes, which have been prorated and assumed by the Grantees, and (2) All matters appearing on the plan of record in Plat Book 4460, pages 182 and 183, said Register's Office.

This conveyance is subject to Restrictive Covenants of record in Book 4704, page 448, said Register's Office.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )

This is Improved (X) property, known as 4840 Cascade Drive, 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 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 22nd day of September, 2006.

Joseph Shane Bratcher

Joseph Shane Bratcher

Davidson County DEEDWARR
Recvd: 10/10/06 13:58 2 pgs
Fees:13.00 Taxes:453.25

20061010-0125969

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and official seal at Nashville, Tennessee, this 22nd day of September, 2006.

My Commission Expires: 1/26/08

Notary Public

