State of Tennessee
County of Rutherford

This actual consideration or value – whichever is greater- is **$140,000.00.**

Affiant

Subscribed and sworn before me this 15th day of **December, 2006.**

Notary Public My Commission Expires:

PATRICIA B. GRAVES NOTARY PUBLIC STATE OF TENNESSEE RUTHERFORD COUNTY

MY COMMISSION EXPIRES April 21, 2009

Davidson County DEEDWARR
Recvd: 01/02/07 08:18 2 pgs
Fees:13.00 Taxes:518.00

20070102-0000056

WARRANTY DEED

This Instrument was prepared by:
Service Escrow & Title, Inc.
6001 Jackson Square Blvd. #700
Lavergne, Tennessee 37086

Address of New Owner(s)	Improved Property known as:	Send tax bills to:
Peter F. Danner **3149 Barksdale Harbor Drive** **Nashville, TN 37214**	**3149 Barksdale Harbor Drive** **Nashville, TN 37214**	**US Bank, N.A.** **9321 Olive Boulevard** **St. Louis, MO 63132**

Map 62-2-A, Parcel 329

For and in consideration of the sum of Ten Dollars, Cash in hand paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged,

Elliott A. Lakin, **UNMARRIED**

Hereinafter called the Grantors(s), have this day bargained and sold, and by these presents do hereby transfer and convey unto

PETER F. DANNER, UNMARRIED

Hereinafter called the Grantee(s) their successors and assigns, a certain parcel of land together with all tenements, hereditaments and appurtenances thereto located in **DAVIDSON** County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 301, on the plan for RiverTrace Estates, Phase 2, Section 6, recorded in Instrument Number 200106050056138. Register's Office for Davidson County, Tennessee,to which plat reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Elliott A. Lakin, unmarried, by Deed from Cain Properties, Inc. dated 04/01/2002 of record in Instrument No. 20020403-0040394, Register's Office for Davidson County, Tennessee.

Subject to any and all matters including but not limited to notes, easements, building setback lines, restrictions, and/or certifications as contained on the Plat of said Subdivision of record in Plat Instrument 200106050058138, Register's Office for said County.

Subject to Charter of River Trace Estates Homeowners Association, Inc. of record in Book 6852, page 863, Register's Office for said County.

Subject to Covenants, Conditions, and Restrictions contained in Book/Instrument Number 6851, page 370, as amended in Book 6982, page 747, and Instrument No 20011126-0128569, Register's Office for said County.

Subject to By-Laws of record in Book 6851, page 390, Register's Office for said County.

Subject to any easements and/or restrictions of record in the Register's Office for DAVIDSON County, Tennessee.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenance, estates, title and interest thereto belonging to the said Grantee(s), their successors, heirs or assigns, forever; and we do covenant with the said Grantees that we are lawfully seized and possessed of said land in fee simple, have 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 GRANTEE(S), their successors, heirs and assigns against the lawful claims o fall persons whomsoever. Wherever used, the singular shall include the plural, the plural and singular, and use of any gender shall be applicable to all genders.

Executed this 15th **day of December, 2006.**

~~ELLIOT~~ A. LAKIN
Elliott

STATE OF Tennessee

COUNTY OF Rutherford

Personally appeared before me, the undersigned Notary Public, in and for said County and State, ~~**ELLIOT**~~ Elliott **A. LAKIN,** the within named Grantor, with whom I am personally acquainted or who proved to me based upon satisfactory information and who acknowledged that **he** executed the within instrument for the purposes contained.

Witness my hand and official seal this 15th **day** of **December, 2006.**

My Commission Expires:

MY COMMISSION EXPIRES: April 21, 2009

Notary Public Patricia B. Graves

PATRICIA B. GRAVES
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY