This space for Register's Office:

Davidson County DEEDWARR
Recvd: 01/29/07 08:21 2 pgs
Fees:13.00 Taxes:447.70

20070129-0011301

PREPARED BY (AND RETURN TO)
Robert W. Rutherford, Attorney at Law
Serenity Title & Escrow, LLC
116 Wilson Pike Circle Ste 251
Brentwood, TN 37027

ADDRESS NEW OWNER:
Jason M. Daniels
1524 Douglas Avenue
Nashville, TN 37209

SEND TAX BILLS TO:
New Owner Jason Daniels
533 Church St. #239
Nashville, TN
37219

Map # 83.02-203.00

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

For the consideration of Ten Dollars ($10.00), cash in hand paid,, the receipt and sufficiency of which is hereby acknowledged, **Peter Connerth** hereinafter called the **Grantors**, do hereby convey unto **Jason M. Daniels, unmarried**, hereinafter called the **Grantee**, all right, title, interest, claim, or lien in and/or to that certain real property parcel of land, and any improvements and/or appurtenances thereto, situated and located in Davidson County, State of Tennessee, and legally described as:

Land in Davidson County, State of Tennessee, described as follows, to wit:

Being Lot No. 90 in Dr. T.E. Brown Subdivision of Lots Nos. 21 and 26, Brownsville Addition, a plan of which subdivision is of record in Book No. 332, page 91 Register's Office for Davidson County, Tennessee.

Said Lot No. 90 fronts 50 feet on the southerly side of Douglas Avenue and runs back between parallel lines 168 feet, more or less, to an alley, and being the same property conveyed to Howard E. Hadley by Deed of Mary T. Dale as of record in Book No. 774, Page 548, of the Register's Office of Davidson County, Tennessee., said deed bearing Dat eof April 17th, 1928.

Being the same property conveyed to Peter Connerth on December 26, 2006 by Warranty Deed of record in Instrument 20070105-0002045 said Register's Office.

This is improved property known as 1524 Douglas Avenue, Nashville, TN 37209.

Property taxes have been prorated between the Grantor and Grantee herein as of the date of this conveyance. All future taxes are the sole responsibility and liability of the Grantee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions and (5) other matters of public record.

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 seized 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 CONVENANTS 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.

And I do warrant the title against all persons whomsoever, subject only to those encumbrances or liens of record, or as above set forth, if any.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 19th day of January, 2007.

Peter Connerth

State of Tennessee
County of Williamson

BEFORE ME, the undersigned authority, on this day personally appeared Peter Connerth known to me to be the persons whose name is subscribed to the foregoing document, (or proved to me based on satisfactory evidence) who on oath stated to me that he executed the same for the purposes and consideration therein expressed, and acknowledged the same to be his free act and deed.

SUBSCRIBED AND SWORN TO BEFORE ME this 19th day of January, 2007.

Notary Public in and for the
State of Tennessee

My Commission Expires: 6/22/08

STATE OF TENNESSEE
COUNTY OF Williamson

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is $121,000.00

Affiant

Sworn and subscribed before me on 1/19/07.

Notary Public

My Commission Expires: 6/22/2008.