FILE BOX "7"

Davidson County DEEDWARR
Recvd: 03/01/07 15:26 2 pgs
Fees:13.00 Taxes:962.00
20070301-0025582

RECORD AND RETURN TO;
SATURN & MAZER TITLE SERVICES, INC
212 THIRD AVE. NORTH
NASHVILLE, TN 37201
SP45145

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $260,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 21st day of February, 2007.

Notary Public

MY COMMISSION EXPIRES:

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My Commission Expires MAY 22, 2010

THIS INSTRUMENT WAS PREPARED BY
Saturn and Mazer Title Services, Inc., 212 Third Avenue, North, Nashville, TN 37201

ADDRESS OF NEW OWNER AS FOLLOWS :	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Rhonda Sellers McDaniel	Countrywide Home Loans, Inc.	52-9-144 AND 52-9-145
2641 Miami Av.	801 Crescent Center Drive, Suite 510	
Nashville, Tn 37214	Franklin, TN 37067	

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, I/WE,

David L. Foster, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Rhonda Sellers McDaniel and husband, Stephen R. 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:

A certain tract or parcel of land in Davidson County, Tennessee, described as follows, to wit:

TRACT ONE:

Being Lot No. 20 on the Map of Gothard's Subdivision, as of record in Book 547, Page 79, Register's Office for Davidson County, Tennessee, described as follows: Said Lot No. 20 fronts 50 feet on the westerly side of Miami Avenue (formerly an unnamed street) and extends back between parallel lines 170 feet, more or less, to the low water mark of the Cumberland River.

Included in the above description, but expressly excluded therefrom is that part of said lot conveyed to Metropolitan Government of Nashville and Davidson County, Tennessee, by deed from Frank V. Niederhauser, of record in Book 4002, Page 760, Register's Office for Davidson County, Tennessee.

TRACT TWO:

Being Lot No. 21 on the Map of Gothard's Subdivision of 9.08 acres, in Pennington's Bend of record in Book 547, Page 79, said Register's Office.

Said Lot No. 21 fronts 50 feet on the westerly side of Miami Avenue and runs back between parallel lines 170 feet, more or less, to the low water mark of the Cumberland River.

Being the same property conveyed to David L. Foster by Warranty Deed from Peter K. Hasterlik, unmarried, of record in Instrument No.: 20050506-0051493, Register's Office for Davidson County, Tennessee.

Unimproved ( )
This is improved (X) property known as 2641 Miami Avenue, Nashville, TN 37214-1009

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/our hand(s) this 21st day of February, 2007

David L. Foster by Janet L. Davis, Attorney-in-Fact
David L. Foster

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this the 21st day of February, 2007, personally appeared Janet L. Davis to me known to be the person who executed the foregoing instrument on behalf of David L. Foster as Attorney in Fact, and acknowledged that she executed the same as the free act and deed of the said David L. Foster.

Witness my hand and official seal this 21st day of February, 2007.

Notary Public

My Commission Expires: 5/22/10

ALAN D. MAZER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires MAY 22, 2010