THIS INSTRUMENT PREPARED BY: **Mudter Morgan & Patterson** **Attorneys-at-Law** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **FTEC File No. 26536-04-2007** **Record & Return To:** **First Title and Escrow Company, Inc.** File Box 9B	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $415,000.00. Affiant Subscribed and sworn to before me this 18th day of May, 2007. Notary Public My Commission Expires:

GEORGE E. MUDTER, JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires JULY 19, 2008

WARRANTY DEED

Address New Owner: Hugh C. Howser, Jr. 108 Pembroke Avenue Nashville, TN 37205	**Send Tax Bills To:** Synovus Mortgage Corp. 2204 Lakeshore Drive, #325 Birmingham, AL 35209	**Tax Information:** Map and Parcel No.: 130020067.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Lisa E. Zager McDaniel and husband, Lewis W. McDaniel**, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Hugh C. Howser, Jr., Unmarried** ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 108 Pembroke Avenue, Nashville, TN 37205

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on the 18th day of May, 2007.

Lisa E. Zager McDaniel

Lewis W. McDaniel

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **Lisa E. Zager McDaniel and Lewis W. McDaniel**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 18th day of May, 2007.

Notary Public

My Commission Expires:

GEORGE E. MUDTER, JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires JULY 19, 2008

Davidson County DEEDWARR
Recvd: 05/24/07 14:04 2 pgs
Fees:13.00 Taxes:1535.50

20070524-0062125

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 96 and the southerly 15 feet of Lot No. 95, on the Plan of Bransford Realty Company's Belle Meade Golf Links Subdivision, of record in Plat Book 421, pages 94 and 95, Register's Office for Davidson County, Tennessee.

Said Lot No. 96 and part of Lot No. 95 adjoin and fronts together 75 feet on the easterly margin of Pembroke Avenue and extends back between parallel lines 190 feet to a dead line.

Being the same property conveyed to Lisa Zager, an unmarried person by deed dated 06/27/2003 from Charlotte O. Brock, an unmarried person of record in Instrument No. 20030714-0097627, Register's Office for Davidson County, Tennessee. Lisa Zager having since remarried and is now known as Lisa E. Zager McDaniel.

This conveyance is made subject to:

1. 2007 City/County Taxes which have been prorated by the parties and assumed by the Grantee.
2. Easements to the Metropolitan Government of Nashville and Davidson County for sanitary sewers and/or storm drainage, of record in Book 5420, page 852, Register's Office for Davidson County, Tennessee.
3. All matters appearing on the Plan of record as Book 421, pages 94 and 95, Register's Office for Davidson County, Tennessee.