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This Instrument Prepared By:
Thomas I. Bottorff, Attorney
155 Franklin Road, Suite 120
Brentwood, Tennessee 37027

Davidson County DEEDWARR
Recvd: 05/25/07 09:44 2 pgs
Fees:13.00 Taxes:841.75
20070525-0062448

ADDRESS NEW OWNER:
Dorsey Rickard
839 S. Douglas Avenue
Nashville, Tennessee 37204

MORTGAGEE:

SunTrust Mortgage, Inc.

SEND TAX BILL TO:
SunTrust Mortgage, Inc.
901 Semmes Avenue
Richmond, VA 23224

MAP	**105-14**
GROUP	**A**
PARCEL	**13.00 CO**

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **Lewis W. McDaniel, married,** hereinafter called the GRANTOR, has bargained and sold, and by these presents, does hereby transfer and convey unto **Dorsey Rickard, unmarried** hereinafter called the GRANTEE, her heirs and assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, described as follows, to-wit:

THE FOLLOWING REAL PROPERTY SITUATED IN THE COUNTY OF DAVIDSON, AND STATE OF TENNESSEE, DESCRIBED AS FOLLOWS:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING UNIT NO. 839 IN WAVERLY PLACE II, A PRIVATE ELEMENT HORIZONTAL PROPERTY REGIME, LOCATED ON ELLIOTT AVENUE AND SOUTH DOUGLAS AVENUE IN NASHVILLE, DAVIDSON COUNTY, TENNESSEE, AND DESCRIBED IN A DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND BY-LAWS FOR WAVERLY PLACE II TOWNHOMES, A HORIZONTAL PROPERTY REGIME WITH PRIVATE ELEMENTS, OF RECORD IN INSTRUMENT NO. 20040909-0109214, REGISTER'S OFFICE OR DAVIDSON COUNTY, TENNESSEE, TO WHICH REFERENCE IS HEREBY MADE. THE EASEMENTS, RESTRICTIVE COVENANTS, CONDITIONS, AND REGULATIONS IMPOSED UPON AND RELATING TO THE UNITS, PROPERTY, CO-OWNERS AND TENANTS OF WAVERLY PLACE II TOWNHOMES, A PRIVATE ELEMENT HORIZONTAL PROPERTY REGIME, CONTAINED IN THE SAID DECLARATION, THE PLAN FILED AS EXHIBIT "C" TO SAID DECLARATION APPEARING IN INSTRUMENT NO. 20040909-0109214, AND BY-LAWS APPENDED THERETO, SAID REGISTER'S OFFICE, ARE INCORPORATED IN THIS DEED BY REFERENCE AND MADE A PART HEREOF THE SAME AS THOUGH COPIED HEREIN.

Being the same property conveyed to Lewis W. McDaniel, a single man by deed from Craighead Patten Properties, II, a Tennessee general partnership, by Craighead Development, LLC, a Tennessee limited liability company, its managing partner of record in Instrument No. 20050503-0048912, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

This conveyance is further made subject to real property taxes for 2007 and subsequent years.

LISA McDANIEL, spouse of Lewis W. McDaniel joins in this conveyance to transfer any right, title or interest she may have in subject property, marital or otherwise.

This is **improved** property known as **839 S. Douglas Avenue, Nashville, Tennessee 37204.**

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, her heirs and assigns , forever, and, GRANTOR does covenants with the said GRANTEE that he 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; and, GRANTOR, does further covenant and bind himself, his heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, and her 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 the **23rd** day of **May, 2007.**

Lewis W. McDaniel

Lisa McDaniel

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

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

WITNESS my hand and official seal this 23rd day of May, 2007.

Robert M. Loffi
NOTARY PUBLIC

ROBERT M. LOFFI NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My Commission Expires: 7/19/2008

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual value or consideration, whichever is greater, for this transfer is $227,500.00.

AFFIANT

Subscribed and sworn to before me on this 23rd day of May, 2007.

NOTARY PUBLIC

My Commission Expires: 9/20/08

JUDY S. WELLS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN