Record & Return to
Watauga Title Company
155 Franklin Road, Suite 120
Brentwood, TN 37027

Davidson County DEEDWARR
Recvd: 06/04/07 08:13 2 pgs
Fees:13.00 Taxes:4580.60
20070604-0065590

THIS INSTRUMENT PREPARED BY: GEORGE V. CRAWFORD, JR. **GULLETT, SANFORD, ROBINSON & MARTIN, PLLC** 315 DEADERICK STREET, SUITE 1100 P. O. BOX 198888 NASHVILLE, TENNESSEE 37219-8888 (615) 244-4994	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is $1,238,000.00. Karen B. Rohlf Affiant Subscribed and sworn to before me, this 24th day of May, 2007. Notary Public My Commission Expires:

ROBERT M. LOFTIN NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

Address New Owner As Follows: Lewis W. McDaniel and Lisa McDaniel 711 Belle Meade Boulevard Nashville, TN 37205	Send Tax Bills To: OWNER	Map-Parcel Number: 130-06-023

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **DORIS F. MATTHEWS, UNMARRIED**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **LEWIS W. MCDANIEL AND WIFE, LISA E. MCDANIEL**, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 3 and the northerly 20 feet of Lot No. 4 as shown on the map entitled Subdivisions of Lots Nos. 18, 19, 20, and 21 of Belle Meade Plan No. 2, of record in Book 421, Pages 98 and 99, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Said Lot No. 3 and part of Lot No. 4 front together 132 feet on the westerly side of Belle Meade Boulevard and run back 279 feet, more or less, on the northerly side and 277.1 feet on the southerly line to a dead line, measuring 132 feet thereon.

Being the same property conveyed to Doris Matthews Lebo (now Doris Franklin Matthews) by Quitclaim deed from Willliam Charles Lebo, Jr. of record in Instrument No. 20051115-0138198, Register's Office for Davidson County, Tennessee; further being the same property conveyed to Doris M. Lebo by Quitclaim deed from Cornelia W. Speights of record in Book 9647, Page 166, said Register's Office; further being the same property conveyed to Cornelia W. Speights by Warranty deed from Sarah Roark Houghland of record in Book 3066, Page 283, said Register's Office.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

This conveyance is made subject to:

1. 2007 taxes, a lien but not yet due and payable, which have been prorated and assumed by Grantees. By acceptance of delivery of this instrument, Grantees assume and agree to pay such taxes as and when such become payable and to indemnify and hold harmless Grantors from liability and loss therefrom.

2. All matters as shown on the Plan of record in Book 421, page 99, Register's Office for Davidson County, Tennessee.

3. Subject to an easement to the City of Belle Meade for sanitary sewer of record in Book 5787, Page 342, Register's Office for Davidson County, Tennessee.

This is improved property known as 711 Belle Meade Boulevard, Nashville, TN 37205.

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 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 further covenant and bind ourselves, our heirs and assigns, 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 person whomsoever.

WITNESS my hand this 24th day of May, 2007.

Doris F. Matthews

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Doris F. Matthews, the within named bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and office this 24th day of May, 2007.

GEORGE V. CRAWFORD, JR. NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

Notary Public

My Commission Expires:

My Commission Expires MAY 2 2011

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