WARRANTY DEED

JAMIE C. POLK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 116,200.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5th day of September, 2007.

Notary Public:

MY COMMISSION EXPIRES: 3/7/11
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
Robert Phaneuf	Countrywide Home Loans, Inc.	Parcel ID:
901 Rexdale Dr.	2021 N. Gallatin Rd., Ste. 280	10709008600
Nashville, TN 37217-1714	Madison, TN 37115	

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, we

Elsie Jean Berg McDaniel a/k/a
Elise Jean Berg McDaniel, unmarried

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto

Robert Phaneuf and wife, Hannah Phaneuf

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:

Land in Davidson County, Tennessee, being Lot No. 76 on the plan of Patricia Heights, Section I, of record in Book 2331, Pages 130 and 131, Register's Office for said County.

Said Lot No. 76 begins at a point on the easterly margin of Patricia Drive between Lots 76 and 75 and extends thence in a northerly direction 116.5 feet with the easterly margin of Patricia Drive to a point, the beginning of a curve with a radius of 25 feet; thence with said curve in a northeasterly direction 39.3 feet to a point on the southerly margin of Rexdale Drive; thence with the southerly margin of Rexdale Drive, 120.8 feet to a point in the southerly margin of Rexdale Drive between lots 76 and 77; thence southwesterly 134.2 feet to a line between said Lots 76 and 77 to a point; the common corner of Lots 76, 77, and 75; thence with the line between Lots 76 and 75; westerly 94.1 feet to the point of beginning.

BEING the same property conveyed to Elise Jean Berg McDaniel by Quitclaim Deed from Elsie Jean Berg, of record in Instrument 20061107-0138380, dated November 7, 2006, Register's Office for said County.

This conveyance is subject to Restrictive Covenants of record in Book 2542, Page 519; Book 6045, Page 421; Book 6067, Page 762; and Book 6887, Page 605, Register's Office for said County.

This conveyance is made subject to: (1) 2007 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Book 2331, Pages 130 and 131, said Register's Office.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )

This is Improved (X) property, known as 901 Rexdale Dr., Nashville, TN 37217-1714

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 hand this 5th day of September, 2007.

Elsie Jean Berg McDaniel
Elsie Jean Berg McDaniel
Elsie

Davidson County DEEDWARR
Recvd: 09/06/07 10:22 2 pgs
Fees:13.00 Taxes:429.94

20070906-0106920

FILE BOX 45

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Elsie Jean Berg McDaniel, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 5th day of September, 2007.

My Commission Expires: 3/7/11

Notary Public

