Davidson County DEEDWARR
Recvd: 09/20/07 13:33 3 pgs
Fees:18.00 Taxes:370.00
20070920-0112684

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

ADDRESS NEW OWNER:
Wallace D. McDaniel
5224 Buena Vista Pike
Nashville, Tennessee 37218

SEND TAX BILL TO:
Owner

MORTGAGEE:
_____
_____
_____, _____ _____

MAP 49
GROUP
PARCEL 136.00

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, **Robert C. Donnell, married,** hereinafter called the GRANTOR, has bargained and sold, and by these presents, does hereby transfer and convey unto **Wallace D. McDaniel and wife, Ellen S. 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:

SEE EXHIBIT "A" ATTACHED HERETO

Being the same property conveyed to Robert C. Donnell, married by Quitclaim Deed from Clara W. Donnell of record in Book 11037, page 61, 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.

This is **improved** property known as **5224 Buena Vista Pike, Nashville, Tennessee 37218.**

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, GRANTOR does covenants with the said GRANTEES 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 GRANTEES, and 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.

*Betty Sanders Donnell, spouse of Robert C. Donnell, hereby joins in this conveyance transferring all her right, title, and interest in said property, marital or otherwise.

WITNESS our hands this the **11th** day of ~~August~~ September, **2007.**

Robert C. Donnell

Betty Sanders Donnell

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned Notary Public in and for said County and State, **Robert C. Donnell and Betty Sanders Donnell**, 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 11th day of ~~August~~ September, 2007.

Robert M. Loffi
NOTARY PUBLIC

My Commission Expires: 7/19/2008

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual value or consideration, whichever is greater, for this transfer is $100,000.00.

AFFIANT

Subscribed and sworn to before me on this 11th day of ~~August~~ September 2007.

NOTARY PUBLIC

My Commission Expires: 10/20/10

Property located in the 1st Councilmanic District of Davidson County, Tennessee. Being shown as parcel 136.00 on Davidson County Property Map 49, and being more particularly described according to a survey by J. Bruce Rainey, Surveyor #823, dated August 31, 2007 and known as Job No. 07-0128, as follows:

BEGINNING at an existing iron pin in the easterly right-of-way of Buena Vista Pike at the Northwest corner of the herein-described tract. Said pin being the Southwest corner of the J.C. Smith, Jr. Phase 2 Subdivision of record in P. B. 11190, Pg. 99, R.O.D.C., TN. Thence from said POINT OF BEGINNING, leaving Buena Vista Pike with the southerly line of the Smith Subdivision, N 82 deg. 10' 41" E 586.74 feet to a point in Whites Creek; Thence with said creek, S 34 deg. 03' 23" E 85.03 feet to a point in the creek; Thence S 36 deg. 13' 24' E 58.57 feet to a point in the creek; Thence S 39 deg. 40' 22" E 79.19 feet to a point in the creek at the Northeast corner of the Thomas E. Inman property of record in Book 8044, Pg. 860, R.O.D.C., TN. Thence leaving the creek with the northerly line of Inman, S 81 deg. 20' 28" W 696.39 feet to an iron pin set in the easterly right-of-way of Buena Vista Pike; Thence with said right-of-way, N 07 deg. 10' 10" W 205.25 feet to the POINT OF BEGINNING, containing 2.94 acres, more or less