Record & Return to
Watauga Title Company
155 Franklin Road, Suite 120
[illegible] TN 37027

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

ADDRESS NEW OWNER:
Daniel J. Terrell
3604 Caldwell Court
Nashville, Tennessee 37215

SEND TAX BILL TO:
Owner

MORTGAGEE:
U. S. Bank National Association

MAP 118-14
GROUP
PARCEL 37

Davidson County DEEDWARR
Recvd: 12/31/07 15:28 2 pgs
Fees:13.00 Taxes:703.00
20071231-0149436

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 consideration, the receipt and sufficiency of which is hereby acknowledged, **Jim Terrell,** hereinafter called the GRANTOR, has bargained and sold, and by these presents, does hereby transfer and convey unto **Daniel J. Terrell, unmarried** hereinafter called the GRANTEE, his 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. 6 on the Plan of Caldwell Court, of record in Book 2854, page 74, Register's Office, Davidson County, Tennessee, to which reference is hereby made for a more complete and detailed description thereof.

Being the same property conveyed to William P. Cunningham, Jr., a single person by deed from Robert G. Fields & Company, a Tennessee Corporation, of record in Book 5657, page 174, Register's Office for Davidson County, Tennessee; further being conveyed to William P. Cunningham, Jr., a married man by Quitclaim Deed from William P. Cunningham, Jr., a single person, of record in Instrument No. 20000801-0075909, Register's Office for Davidson County, Tennessee; further conveyed to William Parks Cunningham, Jr., by Quitclaim Deed from Cynthia S. Cunningham, of record in Instrument No. 20060120-0007787, Register's Office for Davidson County, Tennessee, pursuant to the Marital Dissolution Agreement of record in Docket No. 05D-2653, Eighth Circuit Court for Davidson County, Tennessee; and further being conveyed to Jim Terrell, by deed deed from William Parks Cunningham, Jr. of record in Instrument No. 20060301-0023718, 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 **3604 Caldwell Court, Nashville, Tennessee 37215.**

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, his 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 his 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 **27th** day of **December, 2007.**

Jim Terrell

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

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

WITNESS my hand and official seal this 27th day of December, 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 $190,000.00.

Karen B. Rolley
AFFIANT

Subscribed and sworn to before me on this 27th day
of December, 2007.

Robert M. Loffi
NOTARY PUBLIC

My Commission Expires: 7/19/2008

ROBERT M. LOFFI NOTARY PUBLIC AT LARGE STATE OF TENNESSEE