This Instrument Was Prepared By:

Mooreland Title Company, LLC
315 Deaderick Street
Regions Center
Suite 1710
Nashville, Tennessee 37238

Davidson County DEEDWARR
Recvd: 03/18/08 09:05 3 pgs
Fees:18.00 Taxes:1013.80
20080318-0027058

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $274,000.00

Affiant

Subscribed and sworn to before me,

this 14th day of MARCH, 2008.

Notary Public

My Commission Expires: 3-20-2010

PHILIP DAVIS ALEXANDER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires March 20, 2010

Address New Owner as Follows:	Send Tax Bills to:	Map-Parcel Number
Sean E. Daniels 512 Wheatfield Way Nashville, TN 37209	SunTrust Mortgage, Inc. P. O. Box 57028 Irvine, CA 92619	114-07-0-B-001.CO

WARRANTY DEED

For and in consideration of the sum of Ten and No/100 ($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, **Hugh W. Entrekin, Trustee**, hereinafter called the **Grantor**, has bargained and sold, and by these presents do transfer and convey unto **Sean E. Daniels and wife, Sonya L. Daniels**, hereinafter called the Grantees, their heirs and assigns, a certain tract of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 1, Section One in Westchase Subdivision, as shown on plan of record in Instrument No.20021203-0148525, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Hugh W. Entrekin, Trustee by Deed from NVR, Inc., a Virginia Corporation, T/A Fox Ridge Homes, dated March 31, 2003 and filed of record in Instrument No.20030409-0046964, Register's Office for Davidson County, Tennessee.

This is improved property known as: 512 Wheatfield Way Nashville, TN 37209.

This property known as: 512 Wheatfield Way Nashville, TN 37209 is made subject to the following:

1. 2008 County Taxes a lien, not yet due and payable.

2. Subject to all matters on Plat Plan of record in Instrument No.20021203-0148525, Register's Office for Davidson County, Tennessee.

3. Subject to Restrictive Covenants contained in Instrument No.20021126-0146387, Register's Office for Davidson County, Tennessee.

4. Subject to By-Laws of record in Instrument No.20021126-01446387, Register's Office for Davidson County, Tennessee.

5. Subject to all matters on the Plan of P. U. D. Boundary, Westchase of record in Book 9700, Page 521, Register's Office for said County.

6. Subject to TVA Easement of record in Book 751, Page 374, Book 757, Page 13 and in Book 787, Page 14, Register's Office for Davidson County, Tennessee, as shown on Survey of H&H Land Surveying, Inc., dated July 24, 1997, last revised on May 7, 1998.

7. Subject to Agreement for Dedication of Easement for Sanitary Sewer of record in Book 5222, Page 720, Register's Office for Davidson County, Tennessee, as shown on Survey of H&H Land Surveying, Inc., dated July 24, 1997, last revised on May 7, 1998.

8. Subject to Agreement for Dedication of Easement for Public Utilities of record in Book 8626, Page 852, Register's Office for Davidson County, Tennessee, as shown on the survey of H&H Land Surveying, Inc., dated July 24, 1997, last revised on May 7, 1998.

9. Subject to Rights of ingress and egress to and from a family cemetery as set forth in Section 3 of the agreement of record in Book 2484, Page 315, Register's Office for Davidson County, Tennessee, as shown on survey of H&H Land Surveying, Inc., dated July 24, 1997, last revised on May 7, 1998.

10. Subject to Easement for the flow of a creek as shown on the survey of H&H Land Surveying, Inc., dated July 24, 1997, last revised on May 7, 1998.

11. Subject to Dedication of Sewer Line Easement of record in Instrument No.20021028-0131574, Register's Office for Davidson County, Tennessee.

12. Subject to Agreement for Dedication of Public Utilities Easement of record in Instrument No.20021104-0134795, Register's Office for Davidson County, Tennessee.

13. Subject to all existing and recorded Easements, Right of Ways and Restrictions, all Zoning Regulations, Building Restrictions and Setback Lines, if any, and any Easements or Right of Ways for Public Utilities.

TO HAVE AND TO HOLD the said tracts of land, with the appurtenances, estate, title and interest thereto belonging to said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, except as otherwise herein set out; Grantor does further covenant and bind himself, his heirs and assigns, to warrant and forever defend the title to said land to said Grantee, his heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS my hand this 14th day of MARCH, 2008.

By: _____ Trustee

Hugh W. Entrekin, Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Philip Davis Alexander, a Notary Public in and for said County and State, the within named Hugh W. Entrekin, Trustee, the bargainor, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, on this 14th day of MARCH, 2008.

_____
NOTARY PUBLIC

My Commission Expires: 3.20.2010

PHILIP DAVIS ALEXANDER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires March 20, 2010