WARRANTY DEED

AT-20080146

STATE OF Tennessee

COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $142,000.00.

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 30th day of July, 2008.

(Affix Seal) Notary Public

My Commission Expires: 6-12-11

APRIL G. NICHOLS STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:
ANCHOR TITLE, LLC
164 ROSA L. PARKS BLVD., SUITE 203
NASHVILLE, TN 37203

Address of New Owners:	Send Tax Bills To:	Tax ID#:
Charles Ross and Cleopatra Gambiza Ross	Freedom Mortgage Corporation	059.11-0-007.00
714 Rowan Drive	907 Pleasant Valley Avenue,. Suite 3	
Nashville, TN 37207	Mount Laurel, NJ 08054	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **Carole McDaniel and William J. McDaniel**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto **Charles Ross and Cleopatra Gambiza Ross, husband and wife**, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in Davidson COUNTY, STATE OF TENNESSEE, described as follows, to wit:

Exhibit "A"

A certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit;

Being Lot No. 314 of Haynes Manor, Section II, as of record in Book 3700. page 88, Register's Office for Davidson County, Tennessee, and further described as follows:

Said Lot No. 317 fronts 75 feet along the northwesterly margin of Rowan Drive and extends back between lines 130 feet on the northeasterly side and 129.8 feet on the southwesterly side, to a line at the rear measuring 72.39 feet thereon.

Being the same property conveyed to Carole McDaniel from William J. McDaniel by Deed dated July 8,1999 and recorded July 9, 1999 in Book 11567, page 735, Register's Office for Davidson County, Tennessee.

( ) unimproved
This is (X) improved property know as 714 Rowan Drive, Nashville, TN 37207.

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, their heirs and assigns forever; and we, the GRANTORS, do covenant with the said GRANTEE that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that 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 GRANTEE, 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/our hand(s) this 30th day of July, 2008

Carole McDaniel

William J. McDaniel

Davidson County DEEDWARR
Recvd: 08/04/08 10:34 1 pgs
Fees:13.00 Taxes:525.40
20080804-0080223

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, April G. Nichols, a Notary Public in and for said County and State, the within named Carole McDaniel and William J. McDaniel, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Williamson, Tennessee this 30th day of July, 2008.

Notary Public
My Commission Expires: 6-12-11

APRIL G. NICHOLS STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY