McCann & Hubbard
1804 Williamson Ct., Ste. 201
Brentwood, TN 37027
615-377-3319

This Instrument Was Prepared By:
Nancy King Crawford, Attorney at Law
1929 21st Avenue South
Nashville, TN 37212
(615) 292-2331

Davidson County DEEDWARR
Recvd: 08/05/08 11:05 3 pgs
Fees:18.00 Taxes:1295.00
20080805-0080573

BRENDA WRIGHT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)
The actual consideration for this transfer is $350,000.00.
Affiant

Subscribed and sworn to before me on this 25th day of July, 2008.
Notary Public

My Commission Expires: July 25, 2009

Address New Owner(s) as Follows:	Send Tax Bills to:	Map-Parcel Numbers:
Peter and Sandra Percival 5116 Ravens Glen Nashville, Tennessee 37211	SAME	172-14-0-B 197.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 GRANTEES, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, Katherine D. Dannenhold, unmarried, hereinafter called the GRANTOR, has bargained and sold, and by these presents does transfer and convey unto Peter G. Percival and Sandra Bond Percival, husband and wife, hereinafter called the GRANTEES, their heirs and assigns, all of her right, title and interest to a certain parcel of land in Davidson County, Tennessee, described more particularly as follows:

LAND in Davidson County, Tennessee, being Lot No. 197, on the Plan of Winfield Park, Phase 1, Section 2, Revision 2, a Planned Unit Development, as of record in Instrument No. 20010313-0024087, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

BEING the same property conveyed to KATHERINE D. DANNENHOLD, unmarried, by Quitclaim Deed from SARAH L. SMILEY, unmarried, of record in Instrument No. 20040510-0053075, Register's Office for Davidson County, Tennessee; and
BEING the same property conveyed to KATHERINE D. DANNENHOLD, unmarried and SARAH L. SMILEY, unmarried, by Special Warranty Deed from Turnberry Homes, L.L.C., a Tennessee limited liability company, of record in Instrument No. 20030415-0049790, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to Declaration of Covenants, Conditions and Restrictions of Winfield Park, of record in Book 11113, Page 691, and in Instrument Number: 20001211-0122000 and re-recorded as Instrument Number: 20020520-0061426, Register's Office for Davidson County, Tennessee; easements and setback lines as set forth on the above Plat of record in Instrument No. 20010313-0024087, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to real property taxes for 2008, a lien but not yet due and payable, which have been pro-rated and assumed by the Grantees.

THIS conveyance is subject to any and all existing easements of record, and any and all other matters of record.

THIS is improved property known as 5116 Ravens Glen, Nashville, Tennessee, 37211.

TO HAVE AND TO HOLD the aforesaid real estate, together with all appurtenances and hereditaments thereunto appertaining unto Grantee, its successors and assigns in fee simple forever.

Grantor covenants that Grantor is lawfully seized and possessed of said real estate, has full power and lawful authority to sell and convey the same; that the title thereto is free, clear and unencumbered except as aforesaid; and, Grantor will forever warrant and defend the same against the lawful claims of all persons whomsoever.

The words "Grantor" and "Grantee" shall include their respective successors and assigns where the context requires or permits.

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed on this 25th day of July, 2008.

Katherine D. Dannenhold by Nancy King Crawford, AIF

Katherine D. Dannenhold
By: Nancy King Crawford, her Attorney-in-fact, of record at Instrument No.: 20070615-0071645, R.O.D.C., TN

CERTIFICATE OF ACKNOWLEDGMENT

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this 25th day of July, 2008, before me personally appeared Nancy King Crawford, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Katherine D. Dannenhold and acknowledged that such person executed the same as the free act and deed of Katherine D. Dannenhold.

WITNESS my hand and official seal at Nashville, Tennessee, this 25th day of July, 2008.

Brenda Wright
Notary Public

BRENDA WRIGHT
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: July 25, 2009