THIS INSTRUMENT PREPARED BY:

MITCHELL A. WATTS, ATTORNEY
2400 Crestmoor Road Suite 102
Nashville, Tennessee 37215

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $***374,000.00.

Affiant

Subscribed and sworn to before me this 22nd day of September, 2008.

Notary Public

My Commission Expires: 9/30/09

Davidson County DEEDWARR
Recvd: 09/24/08 12:33 2 pgs
Fees:13.00 Taxes:1383.80
20080924-0097197

MITCHELL A. WATTS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

ADDRESS OF NEW OWNER	SEND TAX BILLS TO	MAP & PARCEL NOS.
Matthew P. Daniel 1505 Clairmont Place Nashville, Tennessee 37215	Countrywide Bank, FSB 100 Mallard Creek Road Suite 250 Louisville, Kentucky 40207	MAP 117-12-0 PARCEL 126.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Three Hundred Seventy Four Thousand and 00/100 Dollars ($***374,000.00) cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, I, Frank M. Blackwell, Jr., Trustee for the Evelyn Kaylor Trust under that certain Inter Vivos Trust Agreement dated February 10, 2006, with full power to sell and convey, (hereinafter called the "GRANTOR"), have bargained and sold, and by these presents do transfer and convey unto Matthew P. Daniel and wife, Laura L. Daniel, (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:

BEING the easterly 87 ½ feet of Lot No. 6 and the westerly 25.0 feet of Lot No. 7 on the Plan of Clairmont Subdivision, Block C, of record in Book 974, page 8, in the Register's Office for Davidson County, Tennessee.

SAID parts of Lots Nos. 6 and 7 front together 112 ½ feet on the southerly side of Clairmont Place and run back 176.89 feet, more or less, on the westerly line and 176.95 feet, more or less, on the easterly line to a dead line, measuring 112 ½ feet thereon.

BEING the same property conveyed to Frank M. Blackwell, Jr., as Trustee for the Evelyn Kaylor Trust under that certain Inter Vivos Trust Agreement dated February 10, 2006, by Quitclaim Deed dated November 6, 2007, from Evelyn G. Kaylor of record as Instrument No. 20071106-0131133 in the Register's Office for Davidson County, Tennessee.

This is improved property known as 1505 Clairmont Place, 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 GRANTEES, their heirs and assigns, forever.

GRANTOR COVENANTS with the said GRANTEES that he as Trustee 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 follows:

1. Real estate taxes for the current year, which have been prorated between the parties herein and assumed by Grantees herein.

2. Matters, if any, shown on the Plan of Clairmont Subdivision, Block C, of record in Book 974, page 8, in the Register's Office for Davidson County, Tennessee.

3. Covenants, conditions, restrictions, reservations and easements, if any, contained in former instruments of record pertaining to subject property.

GRANTOR FURTHER COVENANTS and binds himself, his successors and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF I have hereunto set my hand as Trustee on this the 16th day of September, 2008.

Frank M. Blackwell, Jr., Trustee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Frank M. Blackwell, Jr.,, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he as Trustee executed the within instrument for the purposes therein contained by signing as Trustee.

Witness my hand and official seal this 16th day of September, 2008.

Notary Public

My Commission Expires: 9-30-09

MITCHELL A. WATTS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY