WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR TRUE VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS
$ 50,000
AFFIANT
SUBSCRIBED AND SWORN TO BEFORE ME, THIS
THE 4 DAY OF Nov 20 08
Deputy Register

STATE OF TENNESSEE
COUNTY OF

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$50,000.00.**

Affiant

Subscribed and sworn to before me this _____ day of _____ 20___.

Notary Public
My Commission expires: _____
(Affix Seal)

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Alex Ryan Tomlinson	SAME	083-06-0-421.00
229 Quail Ridge	229 Quail Ridge	
Cottontown TN 37048	Cottontown TN 37048	

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **The Heirs-at-law of George Daniel**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Alex Ryan Tomlinson**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in County, Tennessee:

Being Lot No. 2 on the plan of Resubdivision of Lot No. 18 on the Plan of Roy F. Williams Subdivision of the Hunter Trace, of record in Book 5190, page 387, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to George Daniel and wife, Betty Daniel, by deed from G. L. Waynick and David J. Waynick, a Tennessee partnership, on May 4, 1994, of record in Book 9367, page 753, Register's Office for Davidson County, Tennessee. Further conveyed to George Daniel by Quitclaim Deed from Betty Sue (Daniel) Stewart of record in Book 11352, page 909, said Register's Office. The said George Daniel having since died intestate on April 29, 2008, leaving said property to his heirs-at-law.

The property is subject to the following:

- Subject to any taxes, plats, restrictions, easements, or any other matters of record.

This is improved property known as: **1703 Franklin Avenue, Nashville, TN 37206.**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 our hands this 25 day of September, 2008.

Heir-at-law of George Daniel

BY: Gloria Daniel
Gloria Daniel, Heir-at-law
Gloria Daniel

Davidson County DEEDWARR
Recvd: 11/04/08 11:58 2 pgs
Fees:13.00 Taxes:185.00
20081104-0109673

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Gloria Daniel,** to me known to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this

My commission expires 22 November 2010

Notary Public

26 SEPTEMBER 2008

DWIGHT PATE' NOTARY PUBLIC DAVIDSON COUNTY

DWIGHT PATE' STATE OF TENNESSEE NOTARY PUBLIC