WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20090045791 DEEDWARR
Recvd: 07/08/09 09:10 2 pgs
Fees:13.00 Taxes:3685.20

20090708-0063708

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $996,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7TH DAY OF JULY, 2009.

Notary Public

MY COMMISSION EXPIRES: 3/10/2012

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
West End Title & Escrow, LLC, One Burton Hills Blvd., Ste. 330, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
J. Thomas McDaniel	SunTrust Mortgage	103-12-0-274.00
(NAME)	(NAME)	
3817 Central Avenue	P. O. Box 57028	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37205	Irving, CA 92619	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Teresa Perry Crase and spouse, Edward Cody Crase, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO J. Thomas McDaniel and wife, Kathryn R. McDaniel, 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:

Land in Davidson County, Tennessee, being Lot No. 206 on the Plan of Richland Realty Company's Second Subdivision, Division "B" of record in Book 332, page 92, Register's Office for said county.

Said Lot No. 206 fronts 50 feet on the southerly margin of Central Avenue and extends back between parallel lines and 192.5 feet to an alley.

Being the same property conveyed to Teresa Perry Crase and spouse, Edward Cody Crase, by deed from Scott W. Hartnell, married, of record as Instrument No. 20070828-0103347, dated August 24, 2007, said Register's Office.

This conveyance is subject to: 2009 taxes, a lien, but not yet due and payable; and all matters appearing on the plan of record in Book 332, page 92, said Register's Office.

unimproved
This is improved X property, known as 3817 Central Avenue, Nashville, TN 37205
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and 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 GRANTEES, 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 hand this 7th day of July, 2009.

Teresa Perry Crase

Edward Cody Crase

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Teresa Perry Crase and spouse, Edward Cody Crase, the within named bargainors, 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 2ND, this JULY day of 2009.

Notary Public

My Commission Expires:

Tod Estes
Notary Public, State At Large, KY
My Commission Expires July 17, 2011