BILL GARRETT, Davidson County
Trans:T20090073131 DEEDWARR
Recvd: 10/28/09 09:12 2 pgs
Fees:13.00 Taxes:1359.75
20091028-0099347

THIS INSTRUMENT PREPARED BY:
The Title Shop, LLC
1612 Westgate Circle, Suite 213
Brentwood, Tennessee 37027
Office: 615.324.0423

FROM: Michael O. Delevante and Julie J. Delevante, Grantors
TO: Benjamin Blake McDaniel and Jamie Sisk McDaniel, Grantees

WARRANTY DEED

Address New Owner:	Send Tax Bills to:	Map/Parcel
Numbers Benjamin and Jamie McDaniel 4203 Wyoming Avenue Nashville, TN 37209	Greentree Mortgage Company 10000 Lincoln Drive West, Suite 5 Marlton, NJ 08053	103-04-0-134.00

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

I hereby swear or affirm that the actual consideration or value, whichever is greater, for the transfer is $367,500.00.

Affiant

Subscribed and sworn to before me this the 27th day of October, 2009.

My commission expires: 5·8·12

NOTARY PUBLIC

MEREDITH BROWN NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

FOR AND IN CONSIDERATION of the sum of TEN DOLLARS ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby acknowledged, We, **Michael O. Delevante and wife, Julie J. Delevante**, hereinafter called the Grantors have bargained and sold, and by these presents do hereby convey, transfer, remise, release and relinquish unto **Benjamin Blake McDaniel and wife, Jamie Sisk McDaniel**, hereinafter called the Grantees, Grantees' heirs and assigns, all of Grantors' right, title and interest in and to a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 2 on the Plan of Resubdivision of Lots 110 to 113 inclusive in West End Annex, as of record in Plat Book 421, page 79, Register's Office for said County, to which plan reference is made for a more complete description.

BEING the same property conveyed to Michael O. Delevante and wife, Julie J. Delevante, by warranty deed, recorded April 4, 2001 in Instrument No. 20010404-0032915, Register's Office for Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, set back lines, declarations, rights-of-way and easements of record, (4) building restrictions, and (5) other matters of public record.

County and/or City taxes for the year 2009, a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying his prorata share thereof to Grantees who will be responsible for payment of said taxes.

The above-described property is improved property known as: 4203 Wyoming Avenue, Nashville, Tennessee 37209.

TO HAVE AND TO HOLD the aforesaid tract or parcel of land, together with all appurtenances, estate, title, hereditaments and interest thereunto belonging to said Grantees, their heirs, successors and assigns in fee simple forever.

Grantors covenant that Grantors are lawfully seized and possessed of said land in fee simple; have full power and lawful authority to sell and convey the same; that the title thereto is free, clear and unencumbered except as aforesaid; and, Grantors further covenant and bind ourselves, our heirs and representatives to forever warrant and 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 grades.

IN WITNESS WHEREOF, Grantors have caused this instrument to be executed on this 27TH day of OCTOBER, 2009.

"GRANTORS"

Michael O. Delevante

Julie J. Delevante

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Before me, the undersigned, a Notary Public in and for State and County aforesaid, personally appeared, the within named Michael O. Delevante and Julie J. Delevante, the bargainors with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at BRENTWOOD, Tennessee this 27TH day of OCTOBER, 2009.

My commission expires: JUNE 12, 2011

Notary Public

{Seal}

NOTARY PUBLIC