Prepared by:
Realty Title & Escrow Company, Inc.
599 Sam Ridley Pkwy West, Suite 107
Smyrna, TN 37167

PAIGE B. MAYERCIK
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

MY COMMISSION EXPIRES:
NOVEMBER 21, 2010

STATE OF TENNESSEE
COUNTY OF RUTHERFORD
The actual consideration or value, whichever is greater, for this transfer is $240,000.00

Affiant

Subscribed and sworn to before me, this 14th day of January, 2010.

Notary Public
My commission expires: 11-21-2010

04-0911-53625

Address of New Owner:	Send Tax Bills to:	Tax Information
Sara McDaniel	Magna Bank	173-09-0-A-222.00CO
7109 Sunnywood Drive	6525 N. Quail Hollow, Suite 300	
Nashville TN 37211	Memphis, TN 38120	

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Jennifer Blair Wetzel, married, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Sara McDaniel ,an unmarried woman, hereinafter called the Grantees, their successors 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. 168, on the Plan of Phase "B", Lenox Village, of record in Instrument No. 20031024-0157237, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Jennifer Blair Wetzel by deed from W. H. Smithson, LLC, a Tennessee corporation, dated September 22, 2005, recorded December 27, 2005, of record in Instrument No. 20051227-0154047, Register's Office for Davidson County, Tennessee.

Hugh R.Wetzel, spouse of Grantor, joins in the execution of this instrument for the purpose of conveying is marital interests, if any, in the subject property.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 7109 Sunnywood Drive, Nashville, TN 37211

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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.

BILL GARRETT, Davidson County
Trans:T20100003395 DEEDWARR
Recvd: 01/19/10 12:52 2 pgs
Fees:13.00 Taxes:888.00
20100119-0004307

WITNESS my hand this 14th day of January, 2010.

Jennifer Blair Wetzel

Hugh R. Wetzel

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Jennifer Blair Wetzel and Hugh R. Wetzel, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Franklin, TN, this 14th day of January, 2010.

Notary Public at Large

My Commission expires:

JIM R. VANDERPOOL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES APRIL 14, 2012