BILL GARRETT, Davidson County
Trans:T20100028360 DEEDWARR
Recvd: 05/11/10 14:48 3 pgs
Fees:17.00 Taxes:0.00
20100511-0036258

This Instrument Prepared By:
Baker, Donelson, Bearman, Caldwell & Berkowitz, P.C.
211 Commerce Street, Suite 800
Nashville, Tennessee 37201
Attn: Kelly L. Worman

WARRANTY DEED

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL:
Deena H. Daniels, Trustee 1112 Radnor Glen Drive Brentwood, TN 37027	Same	15902007600

For and in consideration of good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **ROBERT DANIELS** and **DEENA H. DANIELS**, as tenants by the entirety (hereinafter called the "Grantors") do hereby bargain, sell, grant, transfer and convey unto **DEENA H. DANIELS**, Trustee of the **REVOCABLE TRUST AGREEMENT OF DEENA H. DANIELS DATED JULY 31, 2009** (hereinafter called the "Grantee"), the following described improved real estate located in Davidson County, Tennessee (the "Property"):

> Lot 4 on the Plan of High Ridge Subdivision Phase One, of record in Plat Book 11700, Page 57, Register's Office for Davidson County, Tennessee, to which plan is hereby made for a more complete description.
>
> Being the same property conveyed to Grantor by Warranty Deed from Robert Daniels, of record as Instrument No. 20080829-0088707, Register's Office for Davidson County, Tennessee.

This is improved property known as 1112 Radnor Glen Drive, Brentwood, Tennessee 37027. The above description is the same as in the previous deed.

This conveyance is expressly made subject to the following:

1. Any and all unpaid real and personal property taxes;

2. The Plan, with Owner's Certificate, of record in Plat Book 11700, Page 57, in the Register's Office for Davidson County, Tennessee, which Plan shows minimum building setback lines to be determined by Metropolitan Zoning Regulations and a 20 foot easement for public utility and drainage purposes along the front line(s) of

said lot and a 10 foot easement for public utility and drainage purposes along the rear and end of each side line of said lot;

3. The Declaration of Covenants, Conditions and Restrictions of record in Book 11741, Page 713, Document No. 200406240075401, in the Register's Office for Davidson County, Tennessee, which sets forth assessments, liens and other matters, to which Declaration reference is hereby made for more particulars;

4. Restrictive Covenant for Mother-in-Law Apartment to the Metropolitan Government of Nashville and Davidson County, Tennessee, of record in Document No. 20030828-0125208, in the Register's Office for Davidson County, Tennessee; and

5. All matters created or suffered by, through or under Grantors during their ownership of the Property.

TO HAVE AND TO HOLD the aforesaid right, title and interest in the Property unto the Grantee and unto its successors and assigns, forever in fee simple.

The Grantors do covenant with the Grantee that the Grantors are lawfully seized and possessed of all interest in the Property in fee simple, have a good right to convey it, and the Property is unencumbered and unrestricted except as to those matters set forth above to which this conveyance is made subject.

The Grantors do further covenant and bind the Grantors, their heirs, successors, and assigns, to warrant and forever defend the title to the Property to the Grantee, its successors and assigns, against the lawful claims of all persons whomsoever except as to those matters set forth above to which this conveyance is made subject.

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, the Grantors have hereunder set their hand this 5 day of May, 2010.

GRANTORS:

Robert Daniels

Deena H. Daniels

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Robert Daniels and Deena H. Daniels the within named 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 named instrument for the purposes therein contained.

Witness my hand and seal, at office in Nashville, Tennessee, this the 5 day of May, 2010.

PATTI M. MOOK
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Comm. Exp. 11-20-2010

Patti M Mook
Notary Public

My Commission Expires:

11-20-2010

NO TRANSFER TAX IS DUE ON THIS CONVEYANCE PURSUANT TO TENNESSEE CODE ANNOTATED SECTION 67-4-409(a)(3)(F) AND NO OATH OF VALUE IS REQUIRED PURSUANT TO TENNESSEE CODE ANNOTATED SECTION 67-4-409(a)(5).