THIS INSTRUMENT PREPARED BY:
HAYNES, FREEMAN & BRACEY, PLC
140 North Main Street
P. O. Box 527
Goodlettsville, Tennessee 37070

BILL GARRETT, Davidson County,
Trans:T20110029716 DEEDWARR
Recvd: 05/19/11 08:20 2 pgs
Fees:13.00 Taxes:1813.00
20110519-0038213

WARRANTY DEED

Address New Owner(s):	Send Tax Bills To:	Map- Parcel No.
ELLEN CARR 2906 23RD Avenue South Nashville, Tennessee 37215	Same	117-2-176

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, and other good and valuable consideration, the receipt of which is hereby acknowledged, **J. THOMAS MCDANIEL and wife, KATHRYN RUGGLES MCDANIEL**, have this day bargained and sold, and do hereby transfer and convey unto the said **ELLEN CARR**, her successors, heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being Lot No. 18 of Block No. 3, on the Plan of W. V. Davidson's Hillsboro Highlands, of record in Book 843, Page 23, Register's Office for said County.

Said Lot No. 18 fronts 65' on the easterly side of 23rd Avenue, South and extends back between parallel lines, 165' to a dead line.

Being the same property conveyed to J. THOMAS MCDANIEL, AND KATHRYN RUGGLES, AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP, by deed from HARRY CHARLES WATSON, JR. AND WIFE, KATHY J. WATSON, of record as Instrument No. 20040813-0098136, Register's Office for Davidson County, Tennessee.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON) The actual consideration or value whichever is greater for this transfer is $490,000.00.

Affiant

Subscribed and sworn to before me, this 16th day of May, 2011.

Notary Public

My Commission Expires: 3/10/2012

JUDY CALLIS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

This is improved property located at 2906 23rd Avenue South, Nashville, Davidson County, Tennessee 37215.

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantee, her (successors), heirs and assigns forever we covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantee, her (successors), heirs and assigns, against the lawful claims of all persons.

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.

Witness our hands this 16 day of May, 2011.

J. THOMAS MCDANIEL

KATHRYN RUGGLES MCDANIEL

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Russell E. Freeman, a Notary Public in and for said County and State, **J. THOMAS MCDANIEL and KATHRYN RUGGLES MCDANIEL**, 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 Goodlettsville, Tennessee, this the 16 day of May, 2011.

NOTARY PUBLIC

RUSSELL E. FREEMAN
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

My Commission Expires: 02/26/2013