RECORD AND RETURN TO:
Mitchell A. Watts, Attorney
2400 Crestmoor Road #102
Nashville, TN 37215

WARRANTY DEED

ROBIN L. BURCH NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TENN.

G-KW-12-7125

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $249,900.00

Affiant

Subscribed and sworn to before me, this 29th DAY OF February, 2012.

Notary Public

MY COMMISSION EXPIRES: 7-8-2013

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Wayne B. Daniel	Regions Bank d/b/a Regions Mortgage	
7125 Lenox Village Drive (ADDRESS)	2050 Parkway Office Circle (ADDRESS)	
Nashville, TN 37211 (CITY) (STATE) (ZIP)	Birmingham, AL 35244 (CITY) (STATE) (ZIP)	173-9-A-12.00 CO

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we MARY ELEANOR CLAY, UNMARRIED, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto WAYNE B. DANIEL, UNMARRIED, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT 106, LENOX VILLAGE, SECTION ONE, AS SHOWN ON PLAT OF RECORD IN INSTRUMENT NO. 20020319-0033866, IN THE REGISTER'S OFFICE, DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION OF SAID PROPERTY.

BEING THE SAME PROPERTY CONVEYED TO MARY ELEANOR CLAY, AN UNMARRIED WOMAN BY WARRANTY DEED FROM MARCI USHERWOOD, MARRIED, RECORDED ON THE 3RD DAY OF MARCH, 2011 IN INSTRUMENT NO. 20110303-0017006, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD INCLUDING THOSE IN PLAT OF RECORD IN INSTRUMENT NO. 20020319-0033866; COVENANTS, CONDITIONS AND RESTRICTIONS OF RECORD IN INSTRUMENT NOS. 20020315-0032825 AND 20020315-0032826; HOA CHARTER OF RECORD IN INSTRUMENT NO. 20020412-0045831; EASEMENT FOR SANITARY SEWER, STORM DRAINAGE, WATER MAINS AND APPURTENANCES OF RECORD IN INSTRUMENT NO. 20011129-0130322; EASEMENT FOR INGRESS/EGRESS OF RECORD IN INSTRUMENT NO. 20010103-0000902; CONVEYANCE TO HOMEOWNERS ASSOCIATION OF RECORD IN INSTRUMENT NO. 20020501-0053757; STORMWATER DETENTION AGREEMENTS OF RECORD IN BOOK 7361, PAGE 230 AND INSTRUMENT NO. 20020408-0042676, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

unimproved ( )
This is improved (X) property, known as 7125 Lenox Village Drive, Nashville, Tennessee 37211
(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 GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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:T20120015607 DEEDWARR
Recvd: 03/02/12 13:56 2 pgs
Fees:13.00 Taxes:924.63
20120302-0018551

Witness my/our hand(s) this 29th day of February, 2012.

Mary Eleanor Clay

STATE OF Tennessee
COUNTY OF Davidson

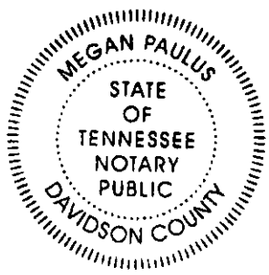
Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Mary Eleanor Clay, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 29th day of February, 2012.

Megan Paulus
Notary Public

My Commission Expires: 1-9-16

(SEAL)



RETURN TO:
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
Phone: (615)383-2903