BOX 10-B	STATE OF TENNESSEE COUNTY OF DAVIDSON THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $220,000.00 Affiant SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 1ST DAY OF OCTOBER, 2013. Notary Public MY COMMISSION EXPIRES: MAY 5, 2015 (AFFIX SEAL)

LEE A. COHEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

THIS INSTRUMENT WAS PREPARED BY
COHEN & COHEN, ATTORNEYS AT LAW, 4908 CHARLOTTE AVENUE, NASHVILLE, TN 37209

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
WADE DANIEL, ET UX	**SYNOVUS MORTGAGE CORP.**	**091-14-0-227.00** **091-14-0-243.00**
(NAME) **311 54th AVENUE, NORTH**	(NAME) **2204 LAKE SHORE DRIVE, SUITE #325**	
(ADDRESS) **NASHVILLE, TN 37209**	(ADDRESS) **BIRMINGHAM, AL 35209**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

BILL GARRETT, Davidson County
Trans:T20130084840 DEEDWARR
Recvd: 10/01/13 15:30 2 pgs
Fees:13.00 Taxes:814.00
20131001-0103064

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **WE, JOHN R. REES AND HOLLY LU CONANT REES,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **WADE DANIEL AND WIFE, PATRICIA A. DANIEL,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS 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 the southerly 50 feet of the property conveyed to Dennis O'Brien et ux, by deed from Frank Schield, et ux, of record in Book 785, Page 802, Register's Office for said County, as follows:

Beginning on the westerly margin of Richland Avenue at Ham's, formerly Wright's, northeast corner, thence with the westerly margin of said Avenue, north 14-3/4° west 50 feet to the southeast corner of the property conveyed to C.M. Craddock, et ux, by deed from Dennis O'Brien, et ux, of record in Book 967, page 521, said Register's Office; thence with Craddock's southerly line, south 74-1/2° west 775 feet to the center of Richland Creek; thence up the center of said Creek, south 14-3/4° east 50 feet to said Ham's northwest corner; thence with Ham's northerly line, north 75-1/4° east 775 feet to the beginning.

Being the same property conveyed to John R. Rees and Holly Lu Conant Rees by deed from Fannie J. Francis, a widow, of record in Book 5650, page 870, dated September 4, 1980, Register's Office for Davidson County, Tennessee.

This conveyance is subject to an Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 4008, Page 244, and Book 8698, page 734, and any and all other easements, conditions or restrictions which may affect said property of record in the Register's Office for Davidson County, Tennessee.

**See Limited Power of Attorney for Holly Lu Conant Rees being recorded simultaneously herewith of record as Instrument No. 20131001010306 3, said Register's Office.

unimproved (X)
This is improved(X) property, known as **311 54TH AVENUE, NORTH, NASHVILLE, TN 37209**
(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 GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 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.

Witness our hands this 1st day of October, 2013.

John R. Rees

JOHN R. REES

Holly Lu Conant Rees
By: John R. Rees, Attorney if Fact
For Holly Lu Conant Rees

HOLLY LU CONANT REES
By: John R. Rees, Attorney in Fact for Holly Lu Conant Rees

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **John R. Rees**, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 1st day of October, 2013.

My commission expires: **May 5, 2015**

LEE A. COHEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Lee A. Cohen
Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 1st day of October, 2013, before me personally appeared **John R. Rees, Attorney in Fact for Holly Lu Conant Rees**, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of **Holly Lu Conant Rees**, and who acknowledged that he executed the same as the free act and deed of **Holly Lu Conant Rees.**

Witness my hand and official seal at Nashville, Tennessee this 1st day of October, 2013.

My Commission expires: **May 5, 2015.**

Lee A. Cohen
Notary Public

LEE A. COHEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON