This Instrument Was Prepared By
REAU E. FOLK, JR., Attorney
3829 Cleghorn Ave., Nashville, Tenn.

# WARRANTY DEED

ATC G-159342

REAU E. FOLK, JR. FORM

| MAP-PARCEL NUMBER(S) | NAME AND ADDRESS OF NEW OWNER(S) | SEND TAX BILLS TO |
|---|---|---|
| Map 81-3<br>Par 142 | Mr/Mrs Daniel McDaniel<br>2136 12th Ave, North<br>Nashville, Tenn. | National Mortgage Company<br>4041 Knight Arnold Road<br>Memphis, Tennessee 38118 |
| FIELD BOOK NUMBER(S) | STREET ADDRESS OF SUBJECT PROPERTY (IF IMPROVED) | LOAN OR ACCOUNT NO. |
| | | PROPERTY IS [X] IMPROVED [ ] UNIMPROVED |

EACH BOOK AND PAGE NUMBER REFERRED TO HEREIN, UNLESS OTHERWISE DESIGNATED, IS IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

For and in consideration of the sum of TEN DOLLARS ($10.00) and other good and valuable considerations, the receipt of all of which is hereby acknowledged,

SUE T. VIACHES, CHARLES E. BLUING and wife, ELIZABETH ANN BLUING hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto DANIEL McDANIEL and wife, EDNA McDANIEL

hereinafter called the Grantee, his heirs, successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being part of Lot No. 29 on the Plan of Owen's Buena Vista Tract, as of record in Book 57, page 26, and being shown as part of an unnumbered tract marked "L. C. Anderson," and part of a tract marked "William Walker," on the Plan of John T. Lindsley Co.'s Resubdivision of said Lot No. 29, as of record in Book 2083, page 31, and described according to a survey made January 31, 1961, revised July 18, 1961, by Hickerson & Hickerson, Engineers, as follows: BEGINNING in the easterly margin of 12th Avenue, North at an iron pin lying north 21°17' west of a concrete monument set in the south margin of said Lindsley Resubdivision, which is also the southerly line of the original Lot No. 29; thence north 68°43' east 150 feet to an iron pin; thence north 21°17' west 51 feet to an iron pin; thence south 68°43' west 150 feet to an iron pin in the easterly margin of 12th Avenue, North; thence with the same, south 21°17' east 51 feet to the beginning.

Being the same property conveyed to Sue T. Viaches, by two deeds from Charles A. Clerici and wife, Erika Clerici, as of record in Book 3338, page 235 and in Book 3798, page 63.

The said Charles E. Bluing and wife, Elizabeth Ann Bluing, join in this deed to convey to the grantees herein all of the right, title and interest that the said Bluing and wife may have by virtue of a land contract from the said Sue T. Viaches.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging, to the Grantee, his heirs, successors and assigns, forever.

And the Grantor covenants with the Grantee that he is lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered.

The Grantor further covenants and binds himself, his heirs, successors and representatives to warrant and defend the title to the said land to the Grantee, his heirs, successors 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.

In witness whereof, the Grantor has hereunto set his hand (if a corporation, has caused its name to be signed hereto by its duly authorized officers) on this, the 8th day of October, 1970.

Sue T. Viaches
Sue T. Viaches

Charles E. Bluing
Charles E. Bluing

Elizabeth Ann Bluing
Elizabeth Ann Bluing

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BOOK 4454 PAGE 20

Before me, Reau E. Folk, Jr., a Notary Public in and for the State and County aforesaid, personally appeared the within named

Sue T. Viaches, Charles E. Bluing and wife, Elizabeth Ann Bluing

the bargainor(s), with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this, the 8th day of October, 1970.

Reau E. Folk Jr.
Notary Public

My commission expires: July 23, 1974.

STATE OF _____
COUNTY OF _____

Before me, _____, a Notary Public in and for the State and County aforesaid, personally appeared the within named _____

_____

the bargainor(s), with whom I am personally acquainted, and who acknowledged that _____ executed the within instrument for the purposes therein contained.

Witness my hand and official seal at _____,
this, the _____ day of _____, 19____.

My commission expires: _____
Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

$ 12,350.00

David McDaniel
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8th DAY OF October, 1970

MY COMMISSION EXPIRES: July 23, 1974 (AFFIX SEAL)

Reau E. Folk Jr.
Notary Public

WARRANTY DEED
REF:mas

FROM

SUE T. VIACHES AND CHARLES E. BLUING AND WIFE

TO

DANIEL McDANIEL AND WIFE

A 93909

IDENTIF. REFERENCE

OCT 22 9 45 AM '70

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

REAU E. FOLK, JR., ATTY.
Nashville, Tennessee

File: Reau Folk

OCT22 CONV 12,350.00
OCT22 S'TAX A* 31.98
OCT22 PR'FEE A* .50
OCT22 DEED A* 3.00 * 35.48

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, _____, a Notary Public in and for the State and County aforesaid, personally appeared _____ and _____, with whom I am personally acquainted, and who upon oath acknowledged _____ to be the _____ and _____, respectively, of _____, a corporation, the bargainor, and that _____, as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the said corporation by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at _____, Tennessee, this, the _____ day of _____, 19____.

My commission expires: _____
Notary Public