BOOK 4574 PAGE 396

This instrument prepared by:
Roy A. Miles, Jr.
415 Nashville Trust Building
Nashville, Tennessee 37201

QUITCLAIM
~~WARRANTY~~ DEED

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Bettie E. Daniel (NAME)	Same (NAME)	Map 132-11 Par. 11
4316 Franklin Road (STREET ADDRESS OR ROUTE NUMBER)	Same (STREET ADDRESS)	
Nashville, Tenn. 37214 (CITY) (P. O. ZONE) (STATE)	Same (CITY) (ZONE) (STATE)	

For and in Consideration of the sum of Fifteen Thousand and no/100 ($15,000.00)
---------- *DOLLARS*
cash in hand paid, and the assumption of the present indebtedness owing on the property by Bettie E. Daniel, and other good and valuable consideration, the receipt of all of which is hereby acknowledged, I,

FEB-4 72	CONV	15,000.00				
FEB-4 72	S'TAX		A*	39.00		
FEB-4 72	PR'FEE		A*	.50		
FEB-4 72	W'DEED		A*	6.00	*	45.50

Thomas W. Daniel *have bargained and sold, and by these presents do transfer and convey unto the said* Bettie E. Daniel, her
heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit: all my right, title and interest in and to a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Being part of lot No. 1 and all of Lot No. 2 on the plan of Elysian Fields, Section 1, as of record in book 1424, page 81, Register's Office for said County, described together as follows:

Beginning at a point on the easterly margin of Franklin Pike at the northwest corner of a part of lot No. 2 conveyed to John C. Askew, Jr. and wife, by deed from James E. Caldwell and Company, of record in book 1810, page 260, said Register's Office; thence with the easterly margin of said Franklin Pike northwardly 124.2 feet to the beginning of a curve; thence around said curve in a northeasterly direction 35.5 feet to a point on the southerly margin of Southmeade Parkway, as shown on the plan of Southmeade, of record in book 1835, page 119, said Register's Office; thence with the southerly margin of said Parkway south 85° 56' east 604.4 feet to the northwest corner of lot No. 5 on the plan of said Southmeade; thence with the western boundary line of said lot No. 5 south 12° 14' west 230 feet, more or less, said point being the common corner of lots Nos. 2 and 3 on the plan of said Elysian Fields; thence with the line between said two lots westwardly 548 feet to the easterly margin of Franklin Pike; thence with the same northerly 162 feet to the beginning.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 15,000.00

Subscribed and sworn to before me, this the 1 day of Feb 19 72

Affiant

My commission expires: 1-1-75

(Affix Seal)

Notary Public

Being the same real property conveyed to John C. Askew, Jr. and wife, Doris W. Askew, by deeds from Albert G. Morris et al, Trustees, of record in book 2089, page 33, and from James E. Caldwell & Company, of record in book 1810, page 260, said Register's Office, the said John C. Askew, Jr. having since died.

This conveyance is made subject to a 10-foot easement for public utilities, 225-foot building setback line from Franklin Road, and conditions of owners certificate, as shown on plan of record in book 1424, page 81, Register's Office for said County; and to restrictive covenants of record in book 1510, page 123; book 1715, page 151; and book 1788, page 108, said Register's Office.

B47485

T
IDENTIF REFERENCE

FEB 4 3 47 PM '72

FELIX A. ... REGISTER
DAVIDSON COUNTY, TENN.

unimproved ( )
This is improved ( ) property, known as ~~1436~~ 4316 Franklin Road, Nashville, Tennessee
(House Number) (Street) P. O. Address: (City or Town)

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Bettie E. Daniel, her

heirs and assigns, forever.

And I Bettie E. Daniel do covenant with the said Bettie E. Daniel that I am lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, except for the balance owing to Doris W. Askew under the terms of an installment deed dated October 3, 1966 and recorded in Book 4064, page 672, Register's Office for Davidson County, Tennessee.

And I, Thomas W. Daniel, further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said Bettie E. Daniel her heirs and assigns against the lawful claims of all persons whomsoever.

Witness my *hand this* 4th *day of* February, 19 72, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Thomas W. Daniel

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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Personally appeared before me, [illegible], a Notary Public in and for said County and State, the within named Thomas W. Daniel

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

Witness my hand and official seal at Nashville, Tennessee, this 4 day of [illegible], 19 72.

[illegible], Notary Public.

Commission Expires [illegible].

STATE OF
COUNTY OF

Personally appeared before me, ..., a Notary Public in and for said County and State, the within named .....

the bargainor....., 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.....
day of....., 19.....

....., Notary Public.

Commission Expires.....

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, ..., a Notary Public of the State and County aforesaid, personally appeared....., with whom I am personally acquainted, and who, upon oath, acknowledged.....self to be..... .....of the ....., the within named bargainor, a corporation, and that .....he as such....., being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by.....self as.....

Witness my hand and seal, at office in.....,
this.....day of....., 19.....

.....
Notary Public

Commission Expires.....