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FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 6,600.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2nd DAY OF February, 1973

Notary Public

MY COMMISSION EXPIRES: My Commission Expires October 22, 1975

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Joel Riggs & Company, 2319 Crestmoor Road, Nashville, Tennessee 37215
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Lakeshore Estates, Inc. (NAME)	Lakeshore Estates, Inc. (NAME)	16W16200
832 Grove Avenue (STREET ADDRESS OR ROUTE NUMBER)	832 Grove Avenue (STREET ADDRESS)	Map 105-9
Nashville, Tennessee (CITY) (STATE) (P. O. ZIP)	Nashville, Tennessee (CITY) (STATE) (ZIP)	Par. 362

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, I, Josephine Smith Daniels, an unmarried woman

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Lakeshore Estates, Inc., F. Miles Ezell, President

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 westerly 110 feet of the southerly 170 feet of Lot No. 21 on the Waverly Land Company's Plan of Lots, called "Waverly Place," as of record in Book 57, page 95, Register's Office for said County.

Said part of Lot No. 21 fronts 110 feet on the northerly side of Grove Avenue, and runs back between parallel lines with the easterly margin of an alley, 170 feet to a dead line.

Being the same property conveyed to Colombo V. Daniels and wife, Josephine Smith Daniels by deed from James K. Johnson and wife, Alice Williamson Johnson of record in Book 1416, page 354, said Register's Office, title to said property having since been divested out of Colombo V. Daniels by Divorce Decree of record in Book 3995, page 59, Register's Office for Davidson County.

This is unimproved ( ) improved (X) property, known as 904 - 906 Grove Avenue, Nashville, Tennessee
(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 my hand this 2nd day of February, 19 73

Josephine Smith Daniels

Josephine Smith Daniels

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, Joel Riggs, a Notary Public in and for said County and State, the within named Josephine Smith Daniels, the Grantor,

the bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 2nd day of February 1973

Commission expires My Commission Expires October 29, 1975

Joel Riggs
Notary Public

STATE OF TENNESSEE
Davidson County

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon (his oath) (their several oaths) acknowledged (himself) (themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that (he) (they) as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said _____ as such _____, and attesting the same by the said _____ as such _____

Witness my hand and official seal at office at _____ on this the _____ day of _____, 19__.

My commission expires _____

_____
Notary Public

WARRANTY DEED

FROM Josephine Smith Daniels

TO Lakeshore Estates, Inc.

F. Miles Ezell, President

393939

IDENTIF. REFERENCE

FEB 7 8 35 AM '73

DAVIDSON COUNTY, TENN.

Attorneys Title Company
Title Guaranteed
NASHVILLE, TENN.

FEB-7[illegible]	CONV	*6,600.00			
FEB-7[illegible]	S'TAX		A*	17.16	
FEB-7[illegible]	PR'FEE		A*	.50	
FEB-7[illegible]	W'DEED		A*	4.00	* 21.66