THIS INSTRUMENT PREPARED BY ROBERT P. THOMAS,
ATTORNEY, 21st FLOOR - FIRST AMERICAN CENTER,
NASHVILLE, TENNESSEE 37237

WARRANTY DEED

BOOK 4884 PAGE 581

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Dr. & Mrs. Willard O. Tirrill, III	Fidelity Federal Savings & Loan Assn.	
(NAME:)	(NAME:)	
618 Lynwood Boulevard	Fourth and Union Street	130-3
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, Tennessee 37205	Nashville, Tennessee 37219	109
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

For and in Consideration of the sum of One Hundred Twelve Thousand Five Hundred and no/100 (112,500.00)----------*DOLLARS*

Cash in hand paid, the receipt of which is hereby acknowledged, Rollin A. Daniel, Jr., individually and as executor of the estate of Ann K. Daniel, deceased,

has ~~have~~ *bargained and sold, and by these presents* does ~~do~~ *transfer and convey unto the said* Willard O. Tirrill, III and wife, Mary G. Tirrill, their *heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:*

Two tracts of land in Davidson County, Tennessee, as follows:

TRACT NO. 1: Land in Davidson County, Tennessee, being part of Lots Nos. 204 and 205 on the Map of the Royal Oaks Land Company's subdivision of the Baker Tract, of record in Book 421, pages 102 and 103, described according to a copy of a survey thereof made November 16, 1946, by Norris H. Hickerson, Surveyor, as follows:

Beginning at a point in the east margin of Lynwood Boulevard, at an iron pin 180 feet north of the north margin of Iroquois Avenue; thence south 76° east 249.4 feet to the east line of Lot No. 205, said point being an iron pin 41 feet north of the original corner between Lots Nos. 205 and 206; thence with the east line of Lot No. 205 north 9° 30' east 175 feet to an iron pin which is 14.71 feet north of the original corner of Lots Nos. 204 and 205; thence north 77° 15' west 223.8 feet to an iron pin at the east margin of Lynwood Boulevard, being 45.87 feet north of the Lots. Nos. 204 and 205; thence with the margin of the said boulevard, south 17° 30' west 170 feet to the point of beginning.

TRACT NO. 2: Land lying in the Seventh Civil District of Davidson County, Tennessee, and being parts of Lots Nos. 222 and 223, of the subdivision of Royal Oaks, as of record in Book 421, page 103, Register's Office for Davidson County, Tennessee, and being more particularly described as follows:

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is 112,500.00

Affiant

Subscribed and sworn to before me, this the 20th day of June, 19 75

Notary Public

My commission expires: MAY 12 1976

(Affix Seal)

DAVIDSON COUNTY, TENN.

Beginning at the southeast corner of the tract of land conveyed to Frances Orr Vance by deed from Franklin M. Vess and wife, in Book 1491, page 387, Register's Office for Davidson County, Tennessee; thence south 76° 0' east 94 feet to a point; thence north 6° 40' east 177.6 feet to a point; thence north 77° 15' west 84.8 feet to a point, the said point being the northeast corner of the said property conveyed to Frances Orr Vance by deed from Franklin M. Vess and wife; thence with the eastern line of said property south 9° 30' west 175 feet to the point of beginning.

Being the same property conveyed to Ann K. Daniel by deed from Frances Orr Pruett (formerly Frances Orr Vance) and husband, Edwin E. Pruett, of record in Book 1968, page 347, Register's Office for Davidson County, Tennessee, the said Ann K. Daniel having since died leaving a Will duly filed for probate in the Probate Court of Davidson County, Tennessee, appointing her husband, Rollin A. Daniel, Jr., as Executor and devising the property described herein to her said husband, Rollin A. Daniel, Jr., in fee simple.

JAN28 75	CONV	90,000.00			
JAN28 75	CONV	22,500.00			
JAN28 75	S'TAX		A*	292.50	
JAN28 75	PR'FEE		A*	.50	
JAN28 75	W'DEED		A*	6.00	* 299.00

This is unimproved ( ) improved (X) property, known as 618 Lynwood Boulevard, Nashville, Tennessee 37205
(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 Grantees, their *heirs and assigns, forever.*

And Grantor does *covenant with the said* Grantees *that* he is *lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered,* except as shown by instruments of record in Book 1001, page 203; Book 613, page 404; and Book 924, page 24, Register's Office for Davidson County, Tennessee.

And Grantor does *further covenant and bind* himself, his *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.*

Witness my *hand this* 19th *day of* January, *19*75, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Rollin A. Daniel, Jr., individually and as Executor of the Estate of Ann K. Daniel

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STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Dazo W. Pickens *; a Notary Public in and for said County and State, the within named* Rollin A. Daniel, Jr.

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* 13th *day of* January *, 19* 75

Dazo W. Pickens *, Notary Public.*

DAZO W. PICKENS NOTARY PUBLIC DAVIDSON COUNTY, TENN.

Commission Expires 11/12/75

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.....

IDENTIF. REFERENCE

FELIX P. WILSON II REGISTER DAVIDSON COUNTY, TENN.

JAN 28 3 10 PM '75

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