THIS INSTRUMENT PREPARED BY B. R. KENNEDY, JR., 929-STAHLMAN BUILDING

This Form furnished by Attorneys Title Company, Inc.

Form No. WD-2

FROM

JAMES R. DANIELS, JR. AND WIFE,

LINDA ANN DANIELS

TO

JULIA L. MALLERNEE, A WIDOW

For draftsman's use

BOOK 5043 PAGE 558

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
JULIA L. MALLERNEE (NAME)	SAME (NAME)	104-1
902-STAHLMAN BUILDING (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	353
NASHVILLE, TENNESSEE (37201) (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	

(FOR REGISTER'S USE)

057512

IDENTIF. REFERENCE

JUL 9 11 01 AM '76

FELIX Z. ... REGISTER DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

$ 15,941.42 — Julia L. Mallernee, Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7th DAY OF July 1976.

Notary Public

MY COMMISSION EXPIRES: 4/27/80

(AFFIX SEAL)

For and in Consideration of the sum of TEN AND NO/100 -($10.00) - - - - - - - - - - - - - - - - - DOLLARS CASH IN HAND PAID BY JULIA L. MALLERNEE, A WIDOW, AND OTHER GOOD AND valuable considerations, the receipt of all of which is hereby acknowledged;

WE have bargained and sold, and by these presents do transfer and convey unto the said

JULIA L. MALEERNEE, A WIDOW, HER 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 Lots 44 and 45 on the Plan of West End Park Terrace, as of record in Book 547, page 36, Register's Office for said County. Said Lots 44 and 45 front together 50 feet on the northerly side of St. Francis Avenue and run back between lines, 125 feet to a dead line, measuring 46.8 feet thereon. Being the same property conveyed to James R. Daniels, Jr. and wife, Linda Ann Daniels, by deed from James E. Stokes and wife, Catherine T. Stokes, of record in Book 4670, Page 409, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to an easement granted the City of Nashville for sanitary sewer to L. C. Anderson, Jr. by instrument of record in Book 2033, page 82, said Register's Office and to restrictive covenants of record in Book 644, page 297, said Register's Office.

This conveyance is also made subjectto Deed of Trust of record in Book 4670, Page 411, Register's Office for Davidson County, Tennessee, the present principal balance of same being in the amount of $13,941.42.

LINDA A. DANIELS AND LINDA ANN DANIELS ARE ONE AND THE SAME PERSON.

BOOK 5043 PAGE 559

WD-2

This is unimproved ( ) improved (X) property, known as 412-ST. FRANCIS AVENUE, NASHVILLE, TENNESSEE
(House Number) (Street) P. O. Address: (City or Town) (Postal Zone)

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said JULIA L. MALLERNEE, A WIDOW, heirs and assigns, forever.

And WE do covenant with the said JULIA L. MALLERNEE 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., except as herein stated.

And WE, JAMES R. DANIELS, JR. AND WIFE, LINDA ANN DANIELS, do further covenant and bind OURSELVES, OUR heirs and representatives, to warrant and forever defend the title to the said land to the said JULIA L. MALLERNEE HER heirs and assigns against the lawful claims of all persons whomsoever.

Witness OUR hand S this 7th day of JULY, 19 76

X James R. Daniels, Jr.

X Linda Ann Daniels

STATE OF Mississippi
COUNTY OF ~~DAVIDSON~~ DeSoto

Personally appeared before me, Olivia L. Hensley, a Notary Public in and for said County and State, the within named James R. Daniels, Jr. and wife, Linda Ann Daniels,

the bargainorS, 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 Horn Lake Mississippi,
~~Tennessee~~, this 7th day of July, 1976

Olivia L. Hensley, Notary Public.

Commission expires June 14, 1977

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 .

JUL-9 CONV 15,941.42
JUL-9 S'TAX B* 41.34
B* .50
B* 45.84

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

, Notary Public.

Commission expires