WARRANTY DEED

BOOK 5239 PAGE 953

FROM JAMES K. LOTZ and wife, GLORIA C. LOTZ

ADDRESS NEW OWNER(S) AS FOLLOWS:	JAMES DEWEY DANIEL and wife, LINDA DANIEL 2897 Lera Jones Drive Antioch, Tennessee 37013	
SEND TAX BILLS TO:	FIRST FEDERAL SAVINGS AND LOAN ASSOCIATION 236 Fourth Avenue North Nashville, Tennessee 37201	
PREPARED BY:	CLYDE PAUL HOLLAND, ATTORNEY 2016 Parkway Towers Nashville, Tennessee 37219	MAP-PARCEL NOS: 150-6 52

{STATE OF TENNESSEE COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION, OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 42,698.04 Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 4th day of January 1978

Thomas D. Lupton NOTARY PUBLIC

My COMMISSION EXPIRES November 19, 1982

AFFIX SEAL

FOR AND and IN CONSIDERATION OF the sum of TEN DOLLARS ($10.00) DOLLARS cash in hand paid by James Dewey Daniel and wife, Linda Daniel, and other good and valuable considerations, receipt of which is hereby acknowledged, and the agreement by the said James Dewey Daniel and wife, Linda Daniel to assume and agree to pay the unpaid balance of a loan with First Federal Savings and Loan Association in the original principal amount of $31,000.00, secured by a deed of trust of record in Book 5065, page 827, Register's Office for Davidson County, Tennessee , payable in conformity with the terms and conditions therein stated.

JAMES K. LOTZ and wife, GLORIA C. LOTZ, GRANTOR(S) have (has) bargained and sold, and by these presents do(es) transfer and convey unto the said JAMES DEWEY DANIEL and wife, LINDA DANIEL , GRANTEES THEIR their (his, her, its) heirs, successors 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 Lot No. 39 on the Plan of Percy Priest Meadows, Section I, of record in Book 4675, page 110, Register's Office for said County.

SAID Lot No. 39 fronts 75 feet on the westerly side of Lera Jones Drive and extends back 138.75 feet on the northerly line and 147.78 feet on the southerly line to a dead line in the rear measuring 106.35 feet thereon.

BEING the same property conveyed to James K. Lotz by deed from Melvin Jones and Larry Jones, d/b/a Republic Builders, of record in Book 5065, page 825, Register's Office for Davidson County, Tennessee.

THIS conveyance is made subject to the following : (1) Restrictive covenants contained in instrument of record in Book 4815, page 647, said Register's Office; (2) An owner's certificate shown in the Plan of record in Book 4675, page 110, said Register's Office, showing a 30 foot minimum building setback line from Lera Jones Drive and a 10 foot easement for public utility and drainage purposes along the rear line of said lot; (3) A 2.5 x 25 foot utility anchor easement located on the southeast front corner of said lot.

RETURN TO file #2
CLYDE PAUL HOLLAND, ATTY.
2016 Parkway Towers Bldg.
Nashville, Tennessee 37219

unimproved ( )
This is improved (X) property, known as 2897 Lera Jones Drive, Antioch, Tennessee, 37013
Number Street City State 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, successors 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 except of record.

AND WE, GRANTORS do(es) 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 successors and assigns against the lawful claims of all persons whomsoever.

WITNESS OUR hand S this 4th day of JANUARY, 1978

E 4461

IDENTIF. REFERENCE

JAN 4 12 10 PM '78

FELIX A. MILLER, REGISTER DAVIDSON CO. TENN.

JAMES K. LOTZ

Gloria C. Lotz
GLORIA C. LOTZ

{STATE OF TENNESSEE; COUNTY OF DAVIDSON} (Individual Acknowledgment)

Personally appeard before me, the undersigned, a Notery Public in and for said County and State, the within named JAMES K. LOTZ and wife, GLORIA C. LOTZ

THOMAS D. CUPTON NOTARY PUBLIC DAVIDSON CO. TENN. STATE OF TENNESSEE

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

WITNESS my hand and official seal at NASHVILLE, TENNESSEE
City State

this 4 day of JANUARY 19 78

Nov 12, 1980
Commission Expires

Thomas D. Cupton
Notary Public

(AFFIX SEAL)

{STATE OF ; COUNTY OF } (Corporate Acknowledgment)

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared

CONV 12,698.0'
JAN-4 78 S'TAX B* 111.02
JAN-4 78 PR'FEE B* 4.00 * 115.52
JAN-4 78 W'DEED

with whom I am personally acquainted, and who, upon oath, acknowledged self to be (Title) of the

, a corporation, the within named bargainer, and that he as such (Title) being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by self as (Title)

WITNESS my hand and seal, at office in CITY: STATE:

this day of 19

Commission Expires

Notary Public

(AFFIX SEAL)