This instrument prepared by:
Joseph B. Pitt, Jr., Attorney
First American Center
Nashville, Tennessee 37238

WARRANTY DEED

BOOK 5390 PAGE 740

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
John J. Roper and Steven R. Walker	Mercantile Mortgage Company	103-4-236
(NAME)	(NAME)	
	P. O. Box 14569	
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
(CITY) (STATE) (ZIP)	St. Louis, Missouri 63178 (CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of Ten and no/100---------- ($10.00)---------- *Dollars,*
cash in hand paid by John J. Roper and Steven R. Walker and other good and valuable considerations accepted as cash, the receipt of all of which is hereby acknowledged, and for a further consideration the said John J. Roper and Steven R. Walker have assumed and agree to pay the unpaid balance of an original indebtedness in the amount of $32,500.00, secured by deed of trust of record in Book 5369, page 725, Register's Office for Davidson County, Tennessee,

We, John R. Daniel and wife, Gloria Daniel

have this day bargained and sold, and do hereby transfer and convey unto the said John J. Roper and Steven R. Walker

the Grantees herein, their (successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being the east 55 feet of Lot No. 58 and the west 25 feet of Lot No. 57 on the Map of West End Annex, as of record in Book 332, page 61, Register's Office for said County.
Said parts of said lots front together 80 feet on the south side of Nebraska Avenue and runs back between parallel lines, 157.9 feet to an alley.

Being the same property conveyed to John R. Daniel and wife, Gloria Daniel, by deed from Creole K. Choate Willard, of record in Bobk 5369, page 723, said Register's Office.

JAN30	CONV	40,500.00			
JAN30 S'TAX			B*	105.30	
JAN30 PR'FEE			B*	.50	
JAN30	W'DEED		B*	4.00	* 109.80

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 40,500.00

Subscribed and sworn to before me, this the 29th day of January 19 79

Affiant

My commission expires: 4/18/82
(Affix Seal)

Notary Public

unimproved ( )
This is improved (X) property, known as 4205 Nebraska Avenue, Nashville, Tennessee 37209
(House Number) (Street) P.O. Address: (City or Town)

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to the said Grantees their (successors), heirs and assigns forever we covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except for 1979 taxes which are prorated and assumed by the purchasers.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, their (successors), heirs and assigns, against the lawful claims of all persons.

Whenever 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 our hands this 26th *day of* January, *19* 79, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

John R. Daniel
John R. Daniel

Gloria Daniel
Gloria Daniel

BOOK 5390 PAGE 741

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, *a Notary Public in and for said County and State,* John R. Daniel

the within named bargainor....., 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 Nashville, *Tennessee, this* 29th *day of* January, *19* 79

Nancy L Kott *Notary Public*

Commission expires 4/18/82

NANCY L. KOTT NOTARY PUBLIC DAVIDSON COUNTY TENN.

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 .....

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, *a Notary Public in and for said County and State,* Gloria Daniel

the within named 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* 29th *day of* January, *19* 79.

Commission expires July 11, 1981 *Notary Public*

FLORENCE W. HATCHER NOTARY PUBLIC DAVIDSON COUNTY TENN.

WARRANTY DEED

FROM
John R. Daniel and wife, Gloria Daniel

TO
John J. Roper and Steven R. Walker

F. 1 2 0 2 7

IDENTIF. REFERENCE

JAN 30 12 57 PM '79

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Please return to:

Compliments of
Chicago Title Insurance Company
First Floor — First American Center
Phone 255-4631
NASHVILLE, TENNESSEE 37238

Chicago Title Insurance Company
2000 Richard Jones Road
Nashville, Tenn. 37215
Phone 298-2627