WARRANTY DEED

BOOK 6364 PAGE 929

FROM: Billie J. Lyon

TO: Mariana Daniels

THIS INSTRUMENT PREPARED BY:
JAMES W. PARNELL, Attorney
Suite 200, 130 4th Ave., S.
Franklin, TN 37064
(615) 794-1333

Address New Owner(s) as Follows: Send Tax Bills To:

Mariana Daniels
5515 Country Club #33
Nashville TN 37211

Leader Federal
158 Madison Avenue
Memphis, TN 38103

Map Parcel Nos.:
62-5-C-Par-33

Field Book Nos.
5DU 55643

STATE OF TENNESSEE)
COUNTY OF Davidson)

The actual consideration or value, whichever is greater for this transfer is $47,900.00.

Billie J. Lyon
AFFIANT

SUBSCRIBED AND SWORN TO before me, this the 20 day of August, 1984.

Christy Wilkins Avery
NOTARY PUBLIC

My Commission Expires: Nov 1, 1987

FOR AND IN CONSIDERATION OF the sum of Ten Dollars ($10.00) cash in hand paid and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, Billie J. Lyon, has bargained and sold, and by these presents does transfer and convey unto the said Mariana Daniels, her heirs, successors, and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

Being Townhouse No. 33 on the plan of Hickory Valley Condominiums, Phase I, of record in Book 4460, page 27, Register's Office for said County, to which plan reference is hereby made for a more complete and accurate description of said property.

Being the same property conveyed to Billie J. Lyon of record in Deed Book 6159, page 435, Register's Office of Davidson County, Tennessee.

4099 - 08/20/134.04- CHECK

I 44628

T
IDENTIF. REFERENCE

AUG 22 10 25 AM '84

FELIX [illegible] II REGISTER
DAVIDSON COUNTY, TN

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Billie J. Lyon, her heirs, successors, and assigns, forever.

And Billie J. Lyon, does covenant with the said Mariana Daniels, that she is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered except as follows:

1) Subject to setback lines and other restrictions of record in Plat Book 4460, page 27, Register's Office of Davidson County, Tennessee.

2) Said property is subject to the 1984 property taxes, which have been prorated and will be paid by the Grantee in full, when due.

3) Said property is subject to conditions, restrictions, covenants, lien provisions re: communal expenses and all other matters as shown in the Master Deed, and By-Laws of record in Book 4521, page 574, Register's Office of Davidson County, Tennessee.

And Billie J. Lyon, does further covenant and bind herself, her heirs, successors, and representatives, to warrant and forever defend the title to the said land to the said Mariana Daniels, her heirs, successors, and assigns against the lawful claims of all persons whomsoever.

And I, Clyde S. Gay, Jr., husband of Billie J. Lyon, have joined in the provisions of this instrument to convey whatever interest I have or may have in the subject property by reason of my marriage or otherwise.

WITNESS our hands this the 20th day of August, 1984.

BILLIE J. LYON

CLYDE S. GAY, JR.

STATE OF TENNESSEE)
)
COUNTY OF WILLIAMSON)

Before me, [illegible], a Notary Public of the State and County aforesaid, personally appeared Billie J. Lyon, with

whom I am personally acquainted, and who acknowledged that she executed the within Warranty Deed for the purposes herein contained.

Witness my hand and seal at office in Franklin, Tennessee, this the 20th day of August, 1984.

Christy Wilkinson
NOTARY PUBLIC

My Commission Expires: Nov 4, 1987

STATE OF TENNESSEE)
)
COUNTY OF WILLIAMSON)

Before me, Debora S. Mackney, a Notary Public of the State and County aforesaid, personally appeared Clyde S. Gay, Jr., with whom I am personally acquainted, and who acknowledged that he executed the within Warranty Deed for the purposes herein contained.

Witness my hand and seal at office in Franklin, Tennessee, this the 20th day of August, 1984.

Debora S Mackney
NOTARY PUBLIC

My Commission Expires: June 14, 1988

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF_____

FOR_____

BOOK 6364 PAGE 932

CO -CONVEYANCE
MO -MORTGAGE
WD -WARRANTY DEED
TD -TRUST DEED

CC -CERTIFIED COPY
REL -RELEASE
UCC -UNIFORM COMMERCIAL CODE

MISC -MISCELLANEOUS
COTX -STATE TAX CONVEY
MOTX -STATE TAX MORT
PRFEE -PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			47900.00- CAMT.	
			124.54 CSTAX	
			.50 PRFEE	
			9.00 WDEED	
			CHECK	134.04-
4099A	08/22/84	BAL		.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

I 4 4 6 2 8

IDENTIF. REFERENCE

AUG 22 10 25 AM 1984

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN

No.0062823