| ADDRESS NEW OWNER(S) AS FOLLOWS | SEND TAX BILLS TO | MAP-PARCEL NUMBERS |
|---|---|---|
| WALLACE L. DANIEL | SAME | MAP 91-16 |
| (NAME) | (NAME) | |
| 4201 NEVADA AVENUE | | PAR 242 |
| (STREET ADDRESS OR ROUTE NUMBER) | (STREET ADDRESS) | |
| NASHVILLE, TN 37209 | | 25W 490 |
| (CITY) (STATE) (ZIP CODE) | (CITY) (STATE) (ZIP CODE) | |

## WARRANTY DEED

BOOK 6405 PAGE 82

For and in consideration of the sum of TEN & 00/100---------- ($10.00)---------- DOLLARS

cash in hand paid by the Grantee; WALLACE L. DANIEL, and other good and valuable considerations, receipt of which is hereby acknowledged;

WE, CHARLIE Y. FRANKS and wife, MARIE P. FRANKS have bargained and sold, and by these presents do transfer and convey unto the said WALLACE L. DANIEL

the GRANTEES herein, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

BEING the easterly 59 feet of Lot No. 102 of Block No. 4 on the map of Charlotte Park Company's First Addition, as of record in Book 57, page 103, Register's Office for Davidson County, Tennessee.

SAID part of Lot No. 102 fronts 59 feet on the southerly side of Nevada, formerly 3rd Avenue, and runs back between parallel lines, with the westerly margin of 42nd Avenue North, formerly 1st Street, 150 feet to an alley.

BEING the same property conveyed to Charlie Y. Franks and wife, Marie P. Franks by deed from Wallace L. Daniel, a widow, of record in Book 5466, page 625, Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved (XX) property, known as 4201 NEVADA AVENUE
(House Number) (Street)
NASHVILLE, TN 37209
(P. O. Address) (City or Town) (Zip Code)

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 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, unless otherwise herein set out. And we do 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 and assigns against the lawful claims of all persons, whomsoever.

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 21st day of September, 1984.

Marie P. Franks
MARIE P. FRANKS

Charlie Y. Franks
CHARLIE Y. FRANKS

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Charlie Y. Franks and wife, Marie P. Franks

the bargainor S, 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 21st day of September, 1984.

My commission expires January 18, 1987 Notary Public Virginia Earle Hudgins

STATE OF TENNESSEE
COUNTY OF _____

Before me, _____, a Notary Public of the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted, and who, upon oath, acknowledged _____ to be _____ and _____ respectively of the _____, the within named bargainor, a corporation, and that _____ as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purpose therein contained by signing the name of the corporation by the said _____ as such _____ and attesting the same by the said _____ as such _____.

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

_____ Notary Public

Commission expires _____

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer or value of property (whichever is greater) is $ 12,000.00 This is equal to or greater than the property would bring at a fair and voluntary sale.

Wallace L. Daniel
WALLACE L. DANIEL

Sworn to and subscribed before me this 21st day of September, 1984.

My commission expires January 18, 1987 Notary Public Virginia Earle Hudgins

| RETURN TO: | This instrument was prepared by: |
|---|---|
| WILLIAM D. CASTLEMAN, ATTORNEY | 101 CUMBERLAND AVENUE MADISON, TN 37115 |
| Name | Address |

WARRANTY DEED

FROM

CHARLIE Y. FRANKS, ETUX

MARIE P. FRANKS

TO

WALLACE L. DANIEL

LAW OFFICES
WILLIAM D. CASTLEMAN
101 CUMBERLAND AVENUE
SUITE 100
MADISON, TENNESSEE 37115
AREA CODE 615
TELEPHONE 865 4750

IDENTIFICATION

FEE

RECORDING

STATE OF TENNESSEE

1570.23

# OFFICIAL RECEIPT

FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 6405 PAGE 84

| | | |
|---|---|---|
| CO -CONVEYANCE | CC -CERTIFIED COPY | MISC -MISCELLANEOUS |
| MO -MORTGAGE | REL -RELEASE | COTX -STATE TAX CONVEY |
| WD -WARRANTY DEED | UCC -UNIFORM COMMERCIAL CODE | MOTX -STATE TAX MORT |
| TD -TRUST DEED | | PRFEE -PROBATE FEE |

| DATE | SYMBOL | VALUATION | TAX AND FEES | TOTAL PAID |
|---|---|---|---|---|

12000.00- CAMT.
31.20 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 37.70-
9276A10/17/84 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

I 5 7, 0 2 3

IDENTIF. REFERENCE

Oct 17 9 15 AM '84

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN

No. 0077559