THIS INSTRUMENT PREPARED BY: **PERCY WILKINS, JR.** and **CHRISTY WILKINS IVEY**, Attorneys
2210 Crestmoor Road, Nashville, Tennessee 37215-0157

BWB

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS:
Helen C. James Daniels 2416 Eden Street Nashville, TN 37208	Same	92-2 445 11W-3760

BOOK 6464 PAGE 393

WARRANTY DEED

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, Leonard T. Swift and wife, Ernestine Swift,

hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto Helen C. James Daniels,

hereinafter called the Grantee, Grantee's 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 Lot No. 227, Block 9, on the map of Heffernan Place, of record in Book 161, page 138, Register's Office for said County.

SAID Lot No. 227 fronts 50 feet on the northerly margin of Eden St. and extends back between parallel lines 140 feet to an alley.

BEING the same property conveyed to Leonard T. Swift and wife, Ernestine Swift by Installment Deed from Harrison L. Warren and wife, Katie Jenkins Warren, of record in Book 5003, page 439, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all matters shown on the herein referenced map of record in said Register's Office.

This is (~~NR~~)improved property, known as 2416 Eden Street, Nashville, Tennessee 37208.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever; and Grantor covenants with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever. (As to a corporate or partnership party, the reference to "heirs" shall be deemed to read "successors".)

Witness the execution hereof this 28th day of December, 1984.

Leonard T. Swift

Ernestine Swift

964 CHECK

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 28th day of December, 1984, before me personally appeared Leonard T. Swift and Ernestine Swift, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed.

My Commission Expires: 10-24-88

Notary Public

NOTARY PUBLIC
STATE OF TENNESSEE

STATE OF TENNESSEE
COUNTY OF _____

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Before me, the undersigned, of the State and County aforesaid, personally appeared _____, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged ___self to be the President (or other officer authorized to execute the instrument) of the _____, the within named bargainor, a corporation, and that he as such _____, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by ___self as _____. Witness my hand and official seal, at office in _____, Tennessee, this _____ day of _____, 19___.

My Commission Expires: _____

_____
Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $ 33,900.00.

Helen C. James Daniel
Affiant

Subscribed and sworn to before me, this the 28th day of December, 1984.

My Commission Expires: 10-24-88

Notary Public

17.3872

IDENTIF. REFERENCE

DEC 31 4 05 PM '84
DAVIDSON COUNTY, TN

WARRANTY DEED

from:

LEONARD T. SWIFT ET UX

to:

HELEN C. JAMES DANIELS

PERCY WILKINS, JR.
and
CHRISTY WILKINS IVEY
Attorneys at Law
2210 Crestmoor Road
P.O. Box 150157
Nashville, Tennessee 37215-0157

dp

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

RECEIVED OF _____

FOR _____

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

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

33900.00- CAMT.
88.14 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 94.64-
0004A12/31/84 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

I 7 3 8 7 2

IDENTIF. REFERENCE

Dec 31 4 09 PM '84

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 97723