This Instrument Prepared By:
John W. Kelley, Jr.
Kelley, Herbert & Crawford
23rd Floor, L & C Tower
Nashville, Tennessee 37219

WARRANTY DEED

REAU E. FOLK, JR. FORM

MAP-PARCEL NUMBER(S)	NAME AND ADDRESS OF NEW OWNER(S)	SEND TAX BILLS TO
91-15-161	Kathy F. McDaniel	First Tennessee Bank National Asso P.O. Box 1000, Dept. 47 Memphis, TN 38148
FIELD BOOK NUMBER(S)	STREET ADDRESS OF SUBJECT PROPERTY (IF IMPROVED)	LOAN OR ACCOUNT NO. BOOK 6480 PAGE 823
12W-700	5102 Elkins Avenue	PROPERTY IS ☒ IMPROVED ☐ UNIMPROVED

EACH BOOK AND PAGE NUMBER REFERRED TO HEREIN, UNLESS OTHERWISE DESIGNATED, IS IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

For and in consideration of the sum of TEN DOLLARS ($10.00) and other good and valuable considerations, the receipt of which is hereby acknowledged,

GARY M. JONES and wife, SUSAN F. JONES

hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto KATHY F. McDANIEL

hereinafter called the Grantee, his heirs, successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being the easterly 60 feet ofthe westerly 160 feet of the southerly 150 feet of Lot No. 8 on the Realty Savings Bank and Trust Company's Revised Plan of West Extension of Charlotte Park Company's First Addition, as of record in Book 421, page 18, described as follows:

BEGINNING on the northerly margin of Elkins Avenue at the southeast corner of the property conveyed to Leo Graham and wife, by deed from Ed Mrzena, as of record in Book 1345, page 530; thence with said Graham's eastern boundary line north 150 feet to an alley; thence with the same easterly 60 feet; thence southerly 150 feet to the northerly margin of Elkins Avenue; thence with the same westerly 60 feet to the beginning.

Being the same property devised to Cornelia Jones by will of Ed Mrzena, deceased, dated November 8, 1945, probated February 24, 1948, and recorded in Will Book 62, page 361, County Court for said County, the said Cornelia Jones having since died, the said Gary M. Jones being her only heir-at-law.

Susan F. Jones joins in this instrument for the purpose of conveying any right, title and interest she may have in and to the above described property.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging, to the Grantee, his heirs, successors and assigns, forever.

And the Grantor covenants with the Grantee that he is lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered.

The Grantor further covenants and binds himself, his heirs, successors and representatives to warrant and defend the title to the said land to the Grantee, his heirs, successors 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.

In witness whereof, the Grantor has hereunto set his hand (if a corporation, has caused its name to be signed hereto by its duly authorized officers) on this, the 18th day of January, 1985.

Gary M. Jones

Susan F. Jones

BOOK 6480 PAGE 824

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared the within named Gary M. Jones and wife, Susan F. Jones 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, the 18th day of January, 19 85.

Donna M. Gregory
Notary Public

My commission expires: 7/21/85

GREGORY NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

STATE OF _____
COUNTY OF _____

Before me, _____, a Notary Public in and for the State and County aforesaid, personally appeared the within named _____

the bargainor(s), with whom I am personally acquainted, and who acknowledged that _____ executed the within instrument for the purposes therein contained.

Witness my hand and official seal at _____, this, the _____ 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

$ 33,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 18 DAY OF January, 85

MY COMMISSION EXPIRES: 7/21/85 (AFFIX SEAL)

Donna M. Gregory
Notary Public

GREGORY NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

WARRANTY DEED

FROM

GARY M. JONES AND WIFE

TO

KATHY F. McDANIEL

I 78937

IDENTIF. REFERENCE

JAN 24 3 36 PM '85

REGISTER
DAVIDSON COUNTY, TN

ORTALE, KELLEY, HERBERT & CRAWFORD
Nashville, Tennessee

CHECK 2.30 6/1

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and official seal at _____, Tennessee, this, the _____ day of _____, 19____.

My commission expires: _____ Notary Public

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

RECEIVED OF _____ BOOK 6480 PAGE 825

FOR _____

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
			33000.00-	CAMT.
			85.80	CSTAX
			.50	PRFEE
			6.00	WDEED
			CHECK	92.30-
6142A01/24/85			BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

I.7.8.9 3.7.

IDENTIF. REFERENCE T

JAN 24 3 36 PM '85

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 103693