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

ADDRESS NEW OWNER:
Tim J. Banks
4501 Colorado Avenue
Nashville, TN 37209

SEND TAX BILLS TO:
Atlantic Coast Mortgage
Company
3819 S. George Mason Dr. Suite G
Baileys Crossroads, VA 22041

MAP-PARCEL NUMBERS:
103-251
4
25W-06065

WARRANTY DEED

BOOK 6657 PAGE 715

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, John R. Daniel and wife, Gloria W. Daniel hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto Tim J. Banks and wife, Connie Banks 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 the northeasterly part of Block 28 on the Map of a part of Sylvan Park, of record in Book 332, page 104, said Register's Office, and being more particularly described according to a survey by John Kohl & Company, P.C., dated August 15, 1985, as follows:

BEGINNING at a point where the southerly margin of Colorado Avenue, formerly Ninth or Hugomont Avenue, intersects with the westerly margin of 45th Avenue North, formerly 4th Street, thence with the said southerly margin, westwardly 50 feet to the northeasterly corner of Lot No. 4 on the Map of Johnson Bransford's Subdivision of the northwest part of Block 28, Sylvan Park, as of record in Book 421, page 136, said Register's Office; thence leaving the southerly margin of Colorado Avenue, with the easterly line of said Lot No. 4, southwardly 160 feet to the northerly margin of an alley; thence with the northerly margin of said alley, eastwardly 50 feet to the westerly margin of 45th Avenue North; thence with said westerly margin northwardly 160 feet to the point of beginning.

BEING the same property conveyed to John Daniel by deed from Charles W. Tucker, Jr. and wife, Quxia S. Tucker, of record in Book 6207, page 818, Register's Office for Davidson County, Tennessee.

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

This is (un)improved property, known as 4501 Colorado Avenue, Nashville, TN 37211.

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 12th day of September, 1985.

Gloria W. Daniel

John R. Daniel

STATE OF TENNESSEE
COUNTY OF Davidson

On this 12th day of September, 1985, before me personally appeared John R. Daniel and wife, Gloria W. Daniel, 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

STATE OF TENNESSEE
COUNTY OF _____

BOOK 6657 PAGE 716

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 $ 40,000.00.

Connie Banks
Affiant

Subscribed and sworn to before me, this the 12th day of September, 19 85.

My Commission Expires: 10-24-88

_____
Notary Public

FELIX Z. WILSON II · JR.
NOTARY PUBLIC AT LARGE
STATE OF TENNESSEE

36906

IDENTIFICATION REFERENCE

SEP 16 3 26 PM '85

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

WARRANTY DEED

from:
John R. Daniel

to:
Tim J. Banks and wife, Connie Banks

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

OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____ BOOK 6657 PAGE 717

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

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

MISC -MISCELLANEOUS
CO TX -STATE TAX CONVEY
MO TX -STATE TAX MORT
PRFEE -PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

40000.CO- CAMT.
104.00 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 110.50-
7464A09/16/85 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

36906

IDENTIFICATION REFERENCE

SEP 16 3 26 PM '85

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 173186