File 2

BOOK 8078 PAGE 274

THIS INSTRUMENT WAS PREPARED BY:
GREGORY & GREGORY, ATTORNEYS AT LAW
SUITE 420, LAKECREST BLDG.
50 CENTURY BLVD.
NASHVILLE, TN 37201

2306 MEMORIAL BLVD.
SPRINGFIELD, TN 37172

ADDRESS NEW OWNER AS FOLLOWS:

John O. Daniel

1025 Iverson Avenue

Nashville, TN 37216

SEND TAX BILLS TO:

CTX Mortgage Company

P. O. Box 19000

Dallas, TX 75219

Map 72-2 Parcel 26

WARRANTY DEED 15DA06695

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT AND SUFFICIENCY OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Michael O. Webb and wife, Janet M. Webb

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

John O. Daniel and wife, Cynthia F. Merritt Daniel

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

BEING Lot No. 92 on the map of Maynor Place as of record in Book 843, page 24, said Register's Office for Davidson County, Tennessee.

Said Lot No. 92 fronts 60 feet on the northerly side of Iverson Avenue and runs back 170.7 feet on the westerly line and 177 feet on the easterly line to a dead line, and measures 60.25 feet thereon.

BEING part of the same property conveyed to Michael O. Webb by deed of record in Book 7794, page 735, said Register's Office. Janet M. Webb, wife of the above Michael O. Webb, joins in this conveyance for the express purpose of conveying any interest she might have in said property, especially her marital interest.

THIS conveyance is made subject to any and all restrictions and easements of record in said Register's Office, especially to those easements of record in Book 4281, page 158, said Register's Office.

15339

IDENTIF. REFERENCE

APR 2 2 20 PM '96

RECEIVED FOR RECORD AND RECORDED IN OFFICIAL RECORDS OF DAVIDSON COUNTY, TN
04/22/96 01:02PM 20.00

THIS IS ___IMPROVED PROPERTY, KNOWN AS:_____

1025 Iverson Avenue, Nashville, TN 37216

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 ASSIGNS, TO WARRANT AND FOREVER DEFEND THE TITLE TO THE SAID LAND AGAINST THE LAWFUL CLAIMS OF ALL PERSONS WHOMSOEVER. WHEREVER USED, THE SINGULAR SHALL INCLUDE THE PLURAL, THE PLURAL THE SINGULAR, AND THE USE OF ANY GENDER SHALL BE APPLICABLE TO ALL GENDERS.

WITNESS our HAND s THIS 30th DAY OF March 1990

Michael O. Webb

Michael O. Webb

Janet M. Webb

Janet M. Webb

STATE OF TENNESSEE COUNTY OF Davidson

PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, THE WITHIN NAMED

Michael O. Webb and wife, Janet M. Webb

THE BARGAINORs, WITH WHOM I AM PERSONALLY ACQUAINTED (OR WHO PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE), AND WHO ACKNOWLEDGED THAT they EXECUTED THE WITHIN INSTRUMENT FOR THE PURPOSES THEREIN CONTAINED.

WITNESS MY HAND AND OFFICIAL SEAL AT Nashville, TENNESSEE, THIS 30th DAY OF March, 1990.

COMMISSION EXPIRES:
2-1-94

Patsi B. Smotherman
NOTARY PUBLIC

STATE OF TENNESSEE COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $64,000.00

John D. Wanek
AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 30th DAY OF March, 1990.

COMMISSION EXPIRES:
2-1-94

Patsi B. Smotherman
NOTARY PUBLIC



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

RECEIVED OF _____

FOR _____

BOOK 8078 PAGE 276

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
				CAMT 64000.00
				CON TX 211.20
				PRFEE 1.00
				WDEED 6.00
				TOTAL 218.20
				CHECK 218.20
04/02/90	01			14:20 0001 7063

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

15339

IDENTIF. REFERENCE

APR 2 2 20 PM '90

DAVIDSON COUNTY



No. 306227