NEW PURCHASER
SEND TAX BILLS TO:
R. E. McDaniel Jr.
4202 Farrar Ave.
Nashville, TN 37215

THIS INSTRUMENT PREPARED BY
NATHAN HARSH
LAW OFFICES
GALLATIN, TENNESSEE 37066

TAX MAP 131, PARCEL 187

BOOK 9709 PG 914

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of FIFTY-SIX THOUSAND FIVE HUNDRED ($56,500.00) DOLLARS, cash in hand paid, the receipt of which is hereby acknowledged, I, KATHERYN TALLEY SMITH, have this day bargained and sold and by these presents do hereby transfer and convey unto JoANN GREGORY McDANIEL, her heirs and assigns, all of my right, title, interest and claim, same being a one-half (1/2) undivided interest, in and to the following parcel of land:

> LAND in Davidson County, Tennessee, BEING LOT 16 of BLOCK 4 on the Map of OVERTON HILLS, of record in Book 843, Page 66, Register's Office of Davidson County, Tennessee.
>
> SAID LOT 16 fronts 100 feet on the southeasterly side of Farrar Avenue and runs back between lines 150 feet on the northerly line and 198.3 feet on the southerly line to a dead line on which it measures 111.7 feet.
>
> BEING the same property conveyed to R. E. McDaniel and wife, Margaret Talley McDaniel, by deed from National Realty Company of record in Book 1207, Page 72, in the Register's Office of Davidson County, Tennessee. R. E. McDaniel died May 9, 1954, leaving Margaret Talley McDaniel as the sole owner of subject property. Margaret Talley McDaniel died testate on October 17, 1993, and by her Will of record in Will Book 187, Page 708, in the Office of the Probate Court for Davidson County, Tennessee, she devised subject property to ROMAIN EDWARD McDANIEL, JR. and KATHERYN TALLEY SMITH.

TO HAVE AND TO HOLD my said interest in and to the above described parcel of land, together with all the improvements thereon and the appurtenances thereunto belonging, unto the said JoANN GREGORY McDANIEL, her heirs and assigns, in fee simple forever.

I COVENANT with the said GRANTEE that I am lawfully seized and possessed of said interest in and to said parcel of land, that I have a good right to convey same, and that the same is unencumbered, EXCEPT for applicable building and zoning regulations, all visible easements, restrictions of record and 1995 real estate taxes.

BOOK 9709 PG 915

I FURTHER COVENANT with the said GRANTEE and bind myself, my heirs and legal representatives, to warrant and forever defend the title to said interest in and to said parcel of land, unto the said JoANN GREGORY McDANIEL, her heirs and assigns, against the lawful claims of all persons whomsoever, EXCEPT as herein set forth.

NO EXAMINATION OF THE PUBLIC RECORDS HAS BEEN MADE TO ASCERTAIN OWNERSHIP OR STATUS OF TITLE.

POSSESSION: WITH DEED.

GRANTOR warrants that at the time of the execution of this Warranty Deed this is not her principal residence nor that of her spouse and, therefore, no homestead exemption applies.

WITNESS my hand this the 8th day of May, 1995.

Katheryn Talley Smith
KATHERYN TALLEY SMITH

STATE OF ARIZONA

COUNTY OF MARICOPA

PERSONALLY appeared before me, the undersigned, a Notary Public in and for said County and State, the within named KATHERYN TALLEY SMITH, the bargainor, with whom I am personally acquainted (or proved to me her identity on the basis of

satisfactory evidence) and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Scottsdale, Arizona, this the 8th day of May, 1995.

NOTARY PUBLIC

MY COMMISSION EXPIRES: 11-9-95

OATH

BOOK 9709 PG 916

STATE OF TENNESSEE
COUNTY OF SUMNER

I, OR WE, HEREBY swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater is $56,500.00 (1/2 undivided interest value) which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

AFFIANT

SWORN TO and subscribed before me,
this the 22nd day of ~~May~~ June, 1995.

NOTARY PUBLIC AT LARGE FOR THE STATE OF TN

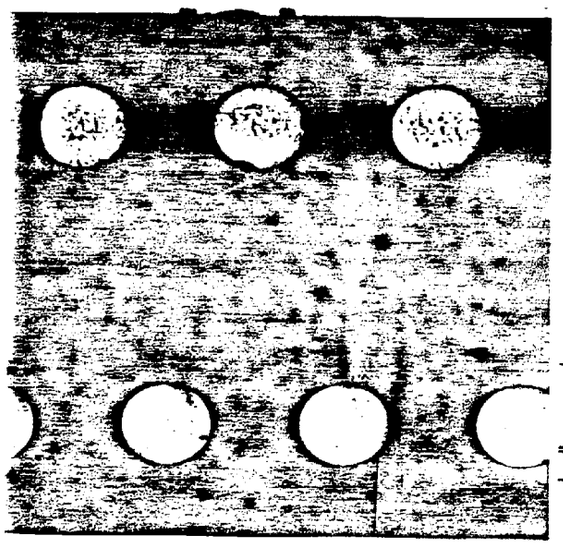
MY COMMISSION EXPIRES: 10-7-98

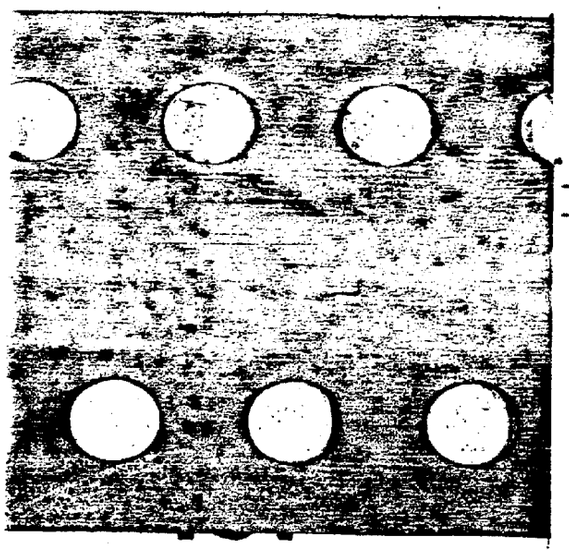
0072592
IDENTIF. & REFERENCE

95 JUN 22 PM 3:21
FELIX Z. WILSON III REGISTER
DAVIDSON COUNTY, TN.

PICK-UP

4041 06/22 0101 03CHECK 222.05





**OFFICIAL RECEIPT**

**FELIX Z. WILSON, II**

**REGISTER OF DAVIDSON COUNTY**

**NASHVILLE, TENNESSEE**

**RECEIVED OF** _____

**FOR** ~~BOOK~~ 9709 PG 917

| | | |
|---|---|---|
| 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 |
|---|---|---|---|---|
| | | | | |

CAMT 56500.00
CON TX 209.05
PRFEE 1.00
WDEED 12.00
TOTAL 222.05
CHECK 222.05

06/22/95 01 15:20 0001 4041

**RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK**

0072592
IDENTIF. ↑ REFERENCE

95 JUN 22 PM 3:21

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

**No.** 923249