BOOK 9709 PG 918

NEW PURCHASER
SEND TAX BILLS TO:
Suzanne Gregory McDaniel
4202 Farrar
Nashville, TN 37215

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

TAX MAP 131, PARCEL 187

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN ($10.00) DOLLARS, cash in hand paid, the receipt of which is hereby acknowledged, WE, ROMAIN EDWARD McDANIEL, JR. and JoANN GREGORY McDANIEL, have this day bargained and sold and by these presents do hereby transfer and convey unto SUZANNE GREGORY McDANIEL, her heirs and assigns, 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.
>
> BY deed dated May 8, 1995, and of record in ~~Record~~ Book 9709, Page 914, in the Register's Office of Davidson County, Tennessee, KATHERYN TALLEY SMITH conveyed all of her right, title, interest and claim in and to subject property to JoANN GREGORY McDANIEL.

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

WE COVENANT with the said GRANTEE that we are lawfully seized and possessed of said parcel of land, that we 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 919

WE FURTHER COVENANT with the said GRANTEE and bind ourselves, our heirs and legal representatives, to warrant and forever defend the title to said parcel of land, unto the said SUZANNE 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.

WITNESS our hands this the 22nd day of June, 1995.

Romain Edward McDaniel

ROMAIN EDWARD McDANIEL, JR.

JoAnn Gregory McDaniel

JOANN GREGORY McDANIEL

STATE OF TENNESSEE

COUNTY OF SUMNER

PERSONALLY appeared before me, the undersigned, a Notary Public in and for said County and State, the within named ROMAIN EDWARD McDANIEL, JR. and JoANN GREGORY McDANIEL, the bargainors, with whom I am personally acquainted (or proved to me their identity 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 Gallatin, Tennessee, this the 22nd day of ~~May~~ June, 1995.

Teresa L. Pickard
NOTARY PUBLIC AT LARGE FOR THE STATE OF TENNESSEE

MY COMMISSION EXPIRES: 10-7-98

OATH BOOK 9709 PG 929

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 $113,000.00 which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

Suzanne Gregory McDaniel
AFFIANT--SUZANNE GREGORY McDANIEL

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

Teresa L. Pickard
NOTARY PUBLIC AT LARGE FOR THE STATE OF TN

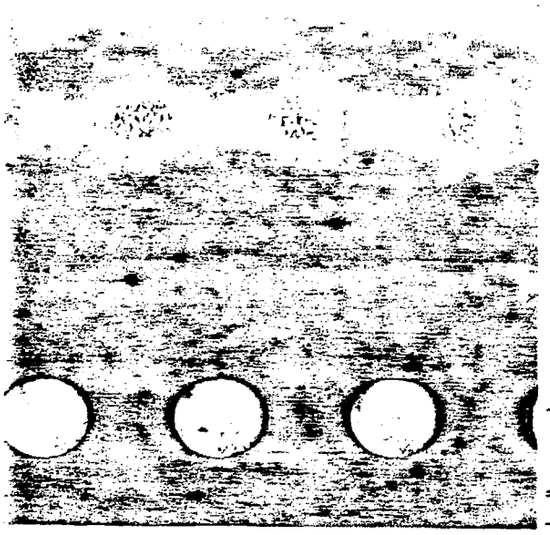
MY COMMISSION EXPIRES: 10-7-98

0072593
IDENTIF. & REFERENCE

95 JUN 22 PM 3:21
FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TN.

PICK-UP

4042 06/22 0101 03CHECK 431.10



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

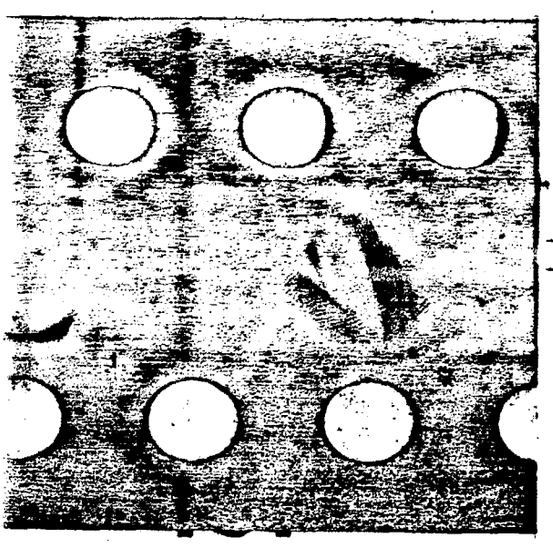
RECEIVED OF _____

FOR _____

BOOK 9709 PG 921

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



RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0072593 IDENTIF. # REFERENCE

95 JUN 22 PM 3:21

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

			CAMT	113000.00
			CON TX	418.10
			PRFEE	1.00
			WDEED	12.00
			TOTAL	431.10
			CHECK	431.10
06/22/95	01	15:21	0001	4042

No. 923250