Mail

THIS INSTRUMENT PREPARED BY:

Mitchell A. Watts, Attorney
2400 Crestmoor Road Suite 102
Nashville, Tennessee 37215

10048 PG 833

MITCHELL A. WATTS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $ 48,500.00

Mary Margaret Maney
Affiant

Subscribed and sworn to before me, this 10th day of May 1996

Mitchell A Watts
Notary Public

My Commission Expires: 11-22-97

Address New Owner:	Send Tax Bills To:	Map & Parcel Nos.
MARY MARGARET MANEY 930 Sharpe Avenue Nashville, Tennessee 37206	NORWEST MORTGAGE, INC. 215 Centerview Drive Suite 111 Brentwood, Tennessee 37027	MAP 83-1 PARCEL 116

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of FORTY EIGHT THOUSAND FIVE HUNDRED AND NO/100---------- ($ 48,500.00) DOLLARS, cash in hand paid by the hereinafter named Grantee___, the receipt of which is hereby acknowledged, I , RETHA STANFILL DANIELS, UNMARRIED hereinafter called the Grantor___, have bargained and sold, and by these presents do transfer and convey unto MARY MARGARET MANEY, UNMARRIED hereinafter called the Grantee___, her heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

BEING the easterly one-half of Lot No. 37 on the Plan of W.H. Hyronemus Addition of record in Book 161, page 174, Register's Office for Davidson County, Tennessee, and described as Lot No. 4 according to an unrecorded survey by Hal R. Swann, Jr., Surveyor, of the Resubdivision of Lot Nos. 37 and 39 on the Plan of W. H. Hyronemus Addition.

SAID Lot No. 4 fronts 50.0 feet on the southerly side of Sharpe Avenue and runs back between parallel lines 168.0 feet to an alley in the rear.

BEING the same property conveyed to Johnnie D. Daniels and wife, Retha Stanfill Daniels, by deed from Ernest W. Stanfill and wife, Anne Fitzgerald Stanfill, of record in Book 4058, page 611, Register's Office for Davidson County, Tennessee; the said Johnnie D. Daniels having since conveyed his interest in subject property to Retha Stanfill Daniels by Quitclaim Deed of record in Book 5375, page 575, said Register's Office.

This is improved property known as 930 Sharpe Avenue, Nashville, Tennessee 37206

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___, her heirs and assigns, forever.

GRANTOR___ COVENANT_s with the said GRANTEE___ that she is lawfully seized and possessed of said land in fee simple, ha_s good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated by the parties and assumed by Grantee(s).

2. Matters shown on the Plan of W. H. Hyronemus Addition of record in Book 161 , page 174 , Register's Office for Davidson County, Tennessee.

GRANTOR___ FURTHER COVENANTs__ and bind_s herself___, her___ heirs and representatives to warrant and forever defend the title to the said GRANTEE___, her___ heirs and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF I have hereunto set my hand on this the 10th day of May, 19 96.

Retha Stanfill Daniels

RETHA STANFILL DANIELS

MITCHELL A. WATTS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

BOOK 10048 PG 834

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 RETHA STANFILL DANIELS, UNMARRIED, the bargainor___, with whom I am personally acquainted (or proved to me 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 this 10th day of May, 1996.

Mitchell A Watts

My Commission Expires: November 22, 1997

Notary Public

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

1142 05/14 0101 03CHECK 188.45

Before me, a Notary Public within 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 the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

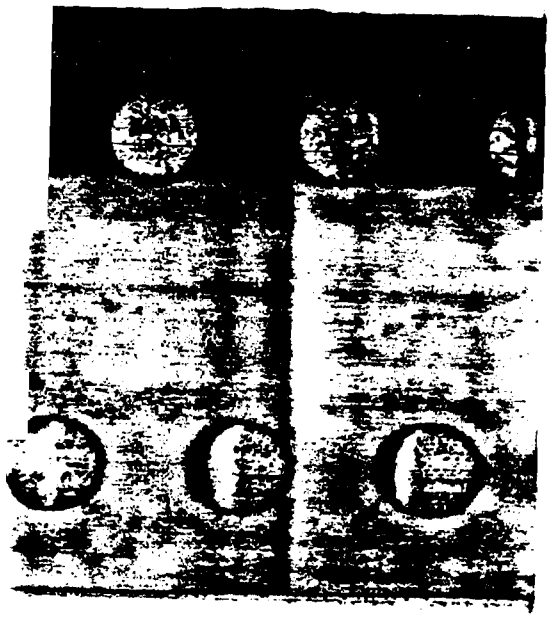
Witness my hand and official seal this _____day of _____ , 19 ____.

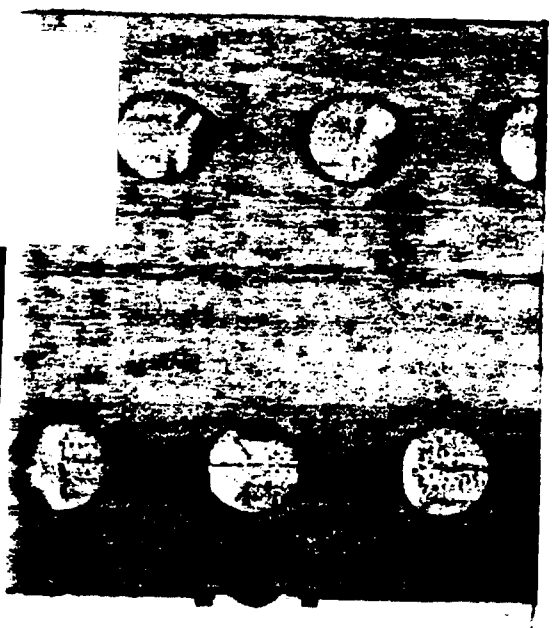
My Commission Expires: _____

Notary Public

0181304
IDENTIF. # REFERENCE

96 MAY 14 AM 8:41
REGISTER
DAVIDSON COUNTY, TN.





OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10048 PG 835

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 48500.00
CON TX 179.45
PRFEE 1.00
WDEED 8.00
TOTAL 188.45
CHECK 188.45

05/14/96 01 08:42 0001 1142

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0181304
IDENTIF. ↑ REFERENCE

96 MAY 14 AM 8:41

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 1039117