BOOK 10265 PG 871

**THIS INSTRUMENT WAS PREPARED BY:**
RICHARD FRANK, JR
FRANK & FRANK, PLLC
1102 SEVENTEENTH AVENUE, SOUTH
NASHVILLE, TENNESSEE 37212

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $75,000.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th DAY OF [illegible] 19[illegible]

Notary Public

MY COMMISSION EXPIRES: (AFFIX SEAL)

NOTARY PUBLIC AT LARGE DAVIDSON CO. TENN.

My Commission Expires MAY 23, 199[illegible]

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NOS. |
|---|---|---|
| Stephen C. and wife Carol F. Mc Daniel<br>5417 Cottonport<br>Brentwood, Tennessee 37027 | SAME | Map No. 171-00-0<br>Parcel No. 046.00 |

# WARRANTY DEED

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 OF WHICH IS HEREBY ACKNOWLEDGED, WE, **JEAN FRANK MASSEY** AND **RICHARD H. FRANK, JR,** INDIVIDUALLY AND AS THE EXECUTOR OF THE ESTATE OF RICHARD H. FRANK, SR., THEIR HEIRS AND ASSIGNS HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **STEPHEN C. MC DANIEL AND WIFE CAROL F. MC DANIEL,** HEREINAFTER CALLED GRANTEE(S) THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS TO WIT:

Lot No. 2 on the Resubdivision of Lots Nos. 45, 46, and part of Lot No. 44 on the Plan of Brentwood Gardens dated May 25, 1994, of record in Plat Book 8250, Page 287, in the Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to Richard H. Frank, Trustee, of record in Book 1349, page 67, as corrected in Book 1394, page 160, said Register's Office, and property conveyed to Richard H. Frank and wife, Jean M. Frank, of record in Book 1132, page 74, Register's Office for Davidson County, Tennessee. The said Richard H. Frank and Jean M. Frank having since died, with Jean M. Frank having predeceased Richard H. Frank and property now vested in Jean Frank Massey, individually and Richard H. Frank, Jr., individually and as Executor of the Estate of Richard H. Frank, Sr., of record in Will Book 187, page 174, Probate Court Clerk's Office for Davidson County, Tennessee.

This is (___) improved (_XX_) unimproved property, known as

| Valley View Road | | Brentwood, Tennessee | 37027 |
|---|---|---|---|
| (House Number) (Street) | (P.O. Address) | (City or Town) | (Postal Zip) |

BOOK 11265 PG 872

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 assign(S) 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 representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this 20 day of November, 1996.

Jean Frank Massey
Jean Frank Massey

Richard H. Frank, Jr.
Richard H. Frank, Jr.,
Individually and as Executor of the Estate of
Richard H. Frank, Sr.

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

Before me, the undersigned Elaine Gwinn Smith, a Notary Public in and for said County and State, personally appeared the within named Jean Frank Massey and Richard H. Frank, Jr, the bargainors, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the foregoing instrument for the purposes therein contained as their free act and deed.

Witness my hand and official seal at Nashville, Tennessee, this 20th day of December, 1996.

Elaine Gwinn Smith
Notary Public

My commission expires:

ELAINE GWINN SMITH
NOTARY AT LARGE
DAVIDSON CO., TENN.
My Commission Expires MAY 23, 1998

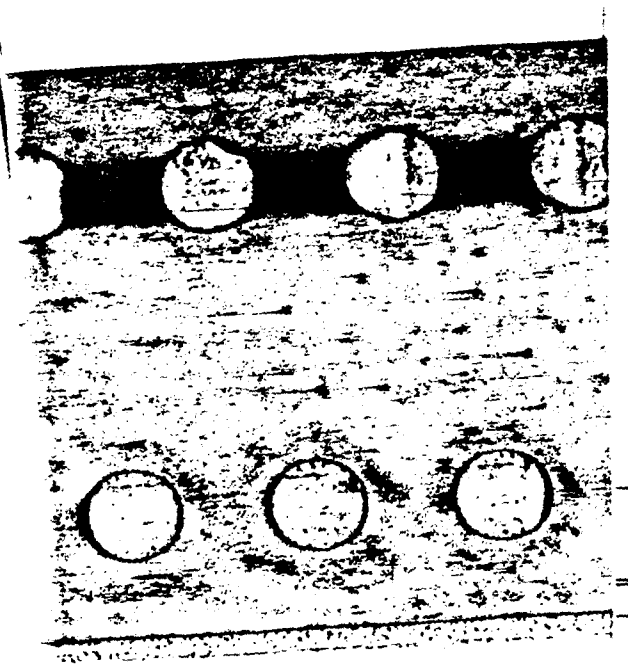
0248589
IDENTIF. & REFERENCE

96 NOV 21 AM 8:52
FELIX A. [illegible] REGISTER
DAVIDSON COUNTY, TN.

MAIL ENV.

-richard.dox\massey\warranty.ded

7633 11/21 0101 03CHECK 286.50



**OFFICIAL RECEIPT**

**FELIX Z. WILSON, II**

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

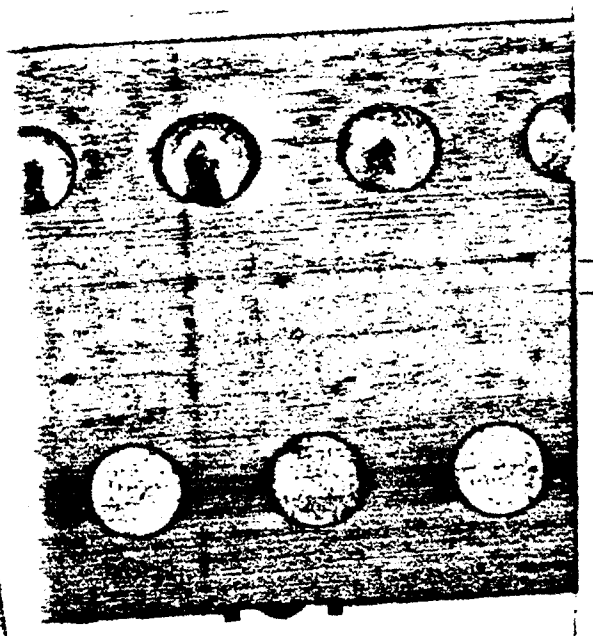
RECEIVED OF _____

FOR _____

BOOK 10265 PG 873

| | | |
|---|---|---|
| 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 75000.00
CON TX 277.50
PRFEE 1.00
WDEED 8.00
TOTAL 286.50
CHECK 286.50

11/21/96 01 08:55 0001 7633

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0248589
IDENTIF. ↑ REFERENCE

96 NOV 21 AM 8:52
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

**No.** 1090340