60x5

STATE OF TENNESSEE
DAVIDSON COUNTY

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 68,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th DAY OF February 19 97

Notary Public

MY COMMISSION EXPIRES: MY COMMISSION EXPIRES 11-25-2000

(AFFIX SEAL)

BOOK 10361 PG 476

THIS INSTRUMENT WAS PREPARED BY

Michael T. Haley, Attorney 1100 Kermit Drive, Suite 204 Nashville, TN 37217

NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	Send Tax Bills:	MAP-PARCEL NUMBERS
Jeffrey Daniel (NAME)	same (NAME)	96-06732.00
2828 Colonial Circle (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, TN 37214 (CITY) (STATE) (P.O. ZIP)	(CITY) (STATE) (P.O. ZIP)	

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, Alma B. Verner, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS TO TRANSFER AND CONVEY UNTO David Jeffrey Daniels unmarried

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:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to-wit:

Land in Davidson County, Tennessee, being Lot No. 20 on the Map of Colonial Village, as of record in Book 1424, page 58, Register's Office for said County.

Said Lot No. 20 fronts 70 feet on the northerly side of Colonial Circle and extends back between parallel lines 251.96 feet on the easterly line and 254.95 feet on the westerly line, to a dead line in the rear, measuring 70.08 feet thereon.

Being the same property conveyed to Alma B. Verner, by deed from Phillip I. Hutchins and wife, Diane F. Hutchins, dated 7/21/75, recorded July 23, 1975, of record in Book 4934, page 423, in the Register's Office for Davidson County, Tennessee.

Subject to easements, setback lines and restrictions of record in Book 1424, page 58, said Register's office; 1997 taxes have been prorated as of date of deed and assumed by Grantee.

0430 02/27 0101 03CHECK 260.60

This is unimproved ( ) improved (X) property, known as 2828 Colonial Circle (House Number) (Street) Nashville (P.O. Address) (City or Town) TN 37214 (Postal Zip)

TO HAVE AND TO HOLD the said trace 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 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 my hand this 26th day of February, 19 97

Alma B. Verner

Alma B. Verner

STATE OF TENNESSEE
Davidson County

BOOK 10361 PG 477

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Alma B. Verner

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 at Nashville, Tennessee, this 26th day of February, 19 97

Notary Public

Commission Expires 11/25/2000

STATE OF TENNESSEE
Davidson County

Before me, _____, a Notary Public in and for the State and County aforesaid, personally appeared _____

with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the _____ of the _____, a corporation, and that he as such _____, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as _____.

Witness my hand and official seal at _____, _____, this _____ day of _____, 19____

_____ Notary Public

Commission Expires _____

WARRANTY DEED

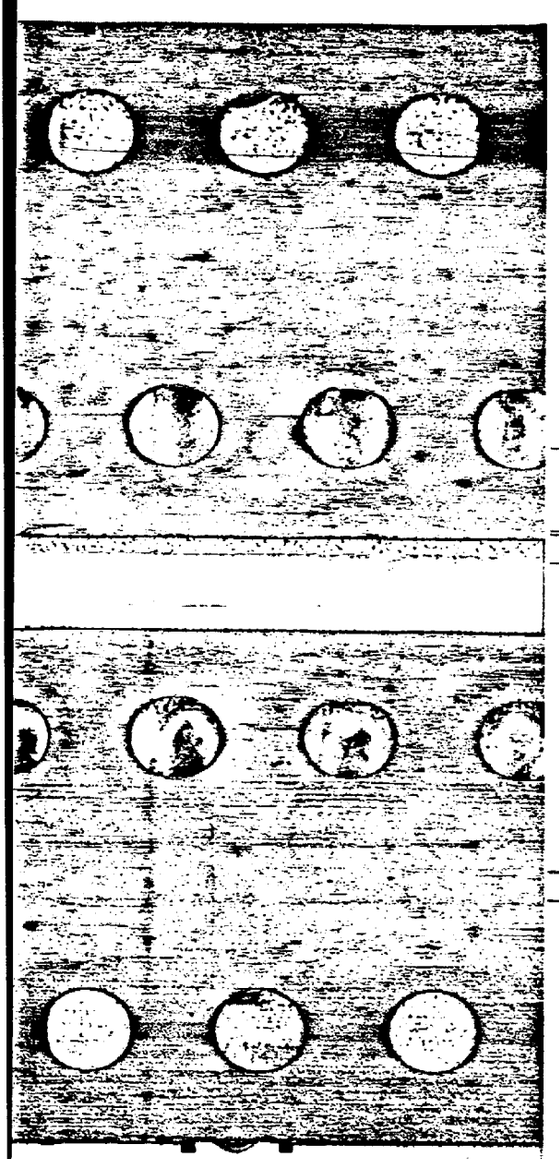
FROM
Alma B. Verner

TO
Jeffrey David Daniels

0276803
IDENTIF. & REFERENCE

97 FEB 27 AM 9:07

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.



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

RECEIVED OF _____

FOR _____

BOOK 10361 PG 478

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 68000.00
				CON TX 251.60
				PRFEE 1.00
				WDEED 8.00
				TOTAL 260.60
				CHECK 260.60
02/27/97	01			09:06 0001 0430

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0276803
IDENTIF. ↑ REFERENCE

97 FEB 27 AM 9:07
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1120847