BOOK 10867 PG 785

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF RUTHERFORD
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 34,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st DAY OF March 19 98

Notary Public

MY COMMISSION EXPIRES: August 20, 2000
(AFFIX SEAL)

CARRIE A. CAMERON NOTARY PUBLIC AT LARGE RUTHERFORD COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
Fred T. Bell, Attorney-at-Law, 1410 Kensington Sq. Ct., Ste.104, Murfreesboro, Tennessee 37130

mail

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Melvin E. Daniels (NAME)	Melvin E. Daniels (NAME)	71-16
1310 Jones Avenue (ADDRESS)	628 Cherry Lane (ADDRESS)	
Nashville, Tennessee 37207 (CITY) (STATE) (ZIP)	Murfreesboro, TN 37129 (CITY) (STATE) (ZIP)	

FOR AND 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, Estate of Effie Rucker

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Melvin E. Daniels and Stella M. Daniels and Henry W. Knox, all as joint tenants with rights or survivorship HWK

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:

Land in Davidson County, Tennessee, being all of Lot No. 19, Joe Brown Estate, of record in Plat Book 843, Page 107, Register's Office for said County, to which reference is made for a more complete and accurate description of said lot.

Being the same property conveyed to Conelious Rucker and wife, Effie Rucker by deed of record in Book 4224, Page 896, (Conelious Rucker predeceased Effie Rucker leaving her the surviving tenant, Effie Rucker is also deceased leaving the property to her heirs-at-law; Henry Burns and Henry Burns, Jr., according to the Last Will and Testament of Effie Rucker of record in the Probate Court of Davidson County, Tennessee and known as Docket Number 98P70), Register's Office for said County.

This conveyance is subject to any and all existing restrictions and easements of record.

0420322
RECEIVED FOR REFERENCE
98 Dec -2 AM 10: 19
DAVIDSON COUNTY, TN.

4486 04/02 0101 03CHECK 134.90

This is improved ( ) unimproved ( ) property, known as 1310 Jones Avenue, Nashville, Tennessee 37207
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 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 our hand s this 31st day of March 19 98

Estate of Effie Rucker
By: Henry Burns Jr.
Henry Burns, heir at law

By:
Henry Burns, Jr., heir at law

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Henry Burns and Henry Burns, Jr.

the bargainor S, with whom I am personally acquainted or proved to me 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 Murfreesboro, Tennessee, this 31st day of [illegible] 19 98.

Commission expires August 20, 2000

NOTARY PUBLIC AT LARGE RUTHERFORD COUNTY, TENN.

Notary Public

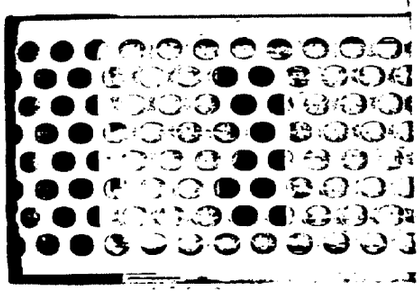
STATE OF TENNESSEE
COUNTY OF

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(s) 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 at office at _____ on this the _____ day of _____ 19_____.

My commission expires _____

_____
Notary Public



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

RECEIVED OF _____

FOR _____

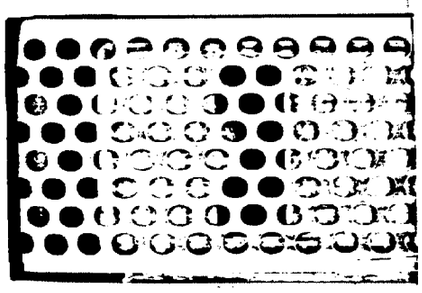
BOOK 10867 PG 788

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 34000.00
CON TX 125.80
PRFEE 1.00
WDEED 8.00
TOTAL 134.80
CHECK 134.80

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 001 4484



0420322
IDENTIF. & REFERENCE

98 APR -2 AM 10:19

DAVIDSON COUNTY, TN.

No. 1274744