RECORD AND RETURN TO:
SATURN AND MAZER
212 THIRD AVE. N., NASHVILLE, TN 37201
(SP)SP38219 FILE BOX "7"

BOOK 11650 PAGE 342

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$ 87,500.00.**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 27th DAY OF AUGUST, 1999.

Notary Public Mark A. Elmore

MY COMMISSION EXPIRES 1-25-03

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
Saturn and Mazer Title Services, Inc., 212 Third Avenue, North, Nashville, TN 37203

ADDRESS OF NEW OWNER AS FOLLOWS:
APRIL HAYES BROWN
4265 Valley Grove Drive
Hermitage, Tennessee 37076

SEND TAX BILLS TO:
CTX Mortgage Company
PO Box 19000
Dallas, TX 75219

MAP-PARCEL #
MAP 86-16
PARCEL 81

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, ALFRED T. DANIEL AND WIFE, SANDRA D. DANIEL**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **APRIL HAYES BROWN** and ROMAN LEE HAYES, married 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:

BEING Lot No. 71, on the plan of Section 5, Valley Grove, of record in Plat Book 5200, Page 582, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

BEING the same property conveyed to Alfred T. Daniel, unmarried, by deed from Patricia L. Beasley, unmarried, of record in Book 9873, Page 653, Register's Office for Davidson County, Tennessee. The said Alfred T. Daniel having since married and his wife, Sandra D. Daniel joins in this conveyance for the purpose of conveying whatever right, title and interest she might have in said property by reason of the marital estate or otherwise.

This conveyance is subject to Restrictive Covenants of record in Book 6112, Page 277, Register's Office for said County.

Unimproved ( )
This is improved (**X**) property, known as **4265 Valley Grove Drive, Hermitage, Tennessee 37076**
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 HANDS THIS THE 27TH DAY OF AUGUST, 1999.

ALFRED T. DANIEL

SANDRA D. DANIEL

0632635
FEE/FILE # REFERENCE
99 SEP -3 PM 3:55
REGISTER
DAVIDSON COUNTY, TN.
5013 09/02 0101 03CHTCK 334.75

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 **ALFRED T. DANIEL AND WIFE, SANDRA D. DANIEL**

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 NASHVILLE, TENNESSEE, this the 27TH DAY OF AUGUST, 1999.

NOTARY PUBLIC Mark A. Ellmore, Jr.

MARK A. ELLMORE JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires: 1-25-03

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this the _____ day of _____, 19_99___, before me personally appeared _____ to me known to be the person who executed the foregoing instrument in behalf of
as _____ Attorney in Fact, and acknowledged that ___ executed the same as the free act and deed of the said though they had personally acted.

WITNESS my hand and official seal at Nashville, Tennessee, this the _____ day of _____, 1999.

_____
NOTARY PUBLIC

My Commission Expires: _____

Witness my hand and official seal at _____, this the __th_____ day of _____, 19_____.

My commission expires:_____ _____
NOTARY PUBLIC

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____ BOOK 11650 PAGE 844

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	CFEE	- COMPUTER FEE	PRFEE	- PROBATE FEE

99 SEP -3 PM 3:55
REGISTER
DAVIDSON CO. TN.

06326635
USER'S REFERENCE

CAMT	87500.00
MOR TX	323.75
ITRR	CO
MOR TX	323.75-
CON TX	323.75
PRFEE	1.00
WDEED	8.00
CFEE	2.00
TOTAL	334.75
CHECK	334.75

09/03/99 01 15:55 0001 5013

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1513035