Davidson County DEEDWARR
Recvd: 07/30/01 11:32 2pgs
Fees:13.00 Taxes:157.25
20010730-0080391

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WARRANTY DEED

This Indenture made this **25th** day of **July, 2001** between **Charles P. Daniels and wife, Sherry B. Daniels,** , GRANTOR, and **Hal Wilson** , as GRANTEEs

W I T N E S S E T H, That said Grantor(s) for in and in consideration of the sum of TEN and 00/100's ($10.00) Dollars and other good and valuable considerations to said Grantor(s) in hand paid by said Grantee(s) , the receipt whereof is hereby acknowledged, has granted, bargained and sold to the Grantee(s) and Grantee(s)' heirs forever the following land located in the County of **Davidson,** State of **Tennessee,** to wit:

Land in Davidson County, Being the westerly 50 feet of the easterly 150 feet of Block 27 on the Map of Charlotte Park Company's Second Addition extended, as of record in Book 421, page 10, Register's Office for Davidson County, Tennessee.

Said lot fronts 50 feet on the northerly margin of Navada Avenue and runs back between parallel lines 150 feet to an alley in the rear.

Being the same property conveyed to Charles Daniels and wife, Sherry Daniels by Warranty Deed from Jimmy Sims and wife, Agnes Sims of record in Record Book 4763, page 394, Register's Office for Davidson County, Tennessee.

Subject to all matters of record in Plat Book 421, page 10, Register's Office for Davidson County, Tennessee.

Subject to Lease Agreement of record in Book 11738, page 346, Register's Office for Davidson County, Tennessee.

Subject to any easements and/or restrictions of record in the Register's Office for Davidson County, Tennessee.

Improved property known as 3804 Navada Ave. Nashville, Tennessee 37207.

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(s), their heirs and assigns, forever; and we do covenant with 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 representative, to warrant and forever defend the title to the said land to Grantee(s), their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor s hereunto set grantor's hand(s) and seal this **25th** day of **July, 2001.**

Charles P. Daniels by Sherry B. Daniel ATTY. IN FACT
Charles P. Daniels

Sherry B. Daniels
Sherry B. Daniels

County of Davidson

State of Tennessee

On the 25th day of July, 2001, before me personally appeared Sherry B. Daniels, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Charles P. Daniels, as his/her attorney in fact and acknowledged that Sherry B. Daniels executed the same as the free act and deed of the said Charles P. Daniels. Said Power of Attorney being recorded in Book **, page **, Register's Office for said County and State.

**Instrument Number 20010730-0080390

NOTARY PUBLIC

MY COMMISSION EXPIRES:

SUSAN MAGNUSON NOTARY PUBLIC AT LARGE MY COMMISSION EXPIRES 10-20-2003 RUTHERFORD COUNTY, TN

County of Davidson

State of Tennessee

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named ~~Charles P. Daniels~~ and Sherry B. Daniel, the bargainor(s) with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she executed the within instrument for the purposes therein contained. Witness my hand and official seal this 25th day of July, 2001.

NOTARY PUBLIC

MY COMMISSION EXPIRES:

SUSAN MAGNUSON NOTARY PUBLIC AT LARGE MY COMMISSION EXPIRES 10-20-2003 RUTHERFORD COUNTY, TN

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County of Davidson

State of Tennessee

The actual consideration or value, whichever is greater, for this transfer is $42500

Affiant

Subscribed and sworn before me this 25th day of July, 2001.

NOTARY PUBLIC

MY COMMISSION EXPIRES:

SUSAN MAGNUSON NOTARY PUBLIC AT LARGE MY COMMISSION EXPIRES 10-20-2003 RUTHERFORD COUNTY, TN

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Prepared by:
Equity Search, Inc.
2323 21st Avenue S., Fifth Floor
Nashville, TN 37212

Address of New Owner
Hal Wilson
302 42nd Avenue North
Nashville, Tennessee ~~36209~~ 37209

Send Tax Bills to: New Owner

Map & Parcel Number:

Map 13 Parcel 217 Field No. 11W-71714