

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $71,600.00

Rodney McDaniel
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10TH DAY OF JULY, 2002.

William B. Gregory
Notary Public

MY COMMISSION EXPIRES: 4-7-06
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Liberty Escrow, Inc., 615 Main Street P.O. Box 60429, Nashville, TN 37206 File # 43

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Rodney McDaniel	Option One Mortgage Corp	Map 082-04-0
(NAME) 1101 North 5th Street	(NAME) 3 Ada	Parcel 007.00
(ADDRESS) Nashville, TN	(ADDRESS) Irvine, CA 92618	
(CITY) (STATE) (ZIP)	(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, **WILHELMINA TOWNSEND SHELTON**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **RODNEY MCDANIEL** , 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 Lot Nos. 66 and 67 on the plan of Oakwood Park, of record in Plat Book 421 page 12, Register's Office for Davidson County, Tennessee.

SAID lots adjoin and front together 62 feet on the east side of North 5th Street and run back between parallel lines, along the north margin of Evanston Avenue, 165 feet to an alley in the rear.

BEING the same property conveyed to William N. Townsend by deed of record in Book 3462 page 364, Register's Office for Davidson County, Tennessee. William N. Townsend is now deceased and left as his heirs the following: [1] Mildred Townsend Walters, [2] Mary Townsend Harris, [3] Joyce Townsend, who conveyed their interest in the property to Wilhelmina Townsend Shelton by instrument of record as Instrument No. 20020814009865 1 said Register's Office; [4] William Kenneth Townsend, who is now deceased and left as his heirs {a} his son William Kenneth Townsend, Jr., who conveyed his interest in the property to Wilhelmina Townsend Shelton by instrument of record as Instrument No. 20020814009865 0 said Register's Office; {b} his son Brannon Patrick Townsend, {c} his daughter Brayonna Townsend and {d} his widow, Brenda Townsend, who conveyed their interest in the property to Wilhelmina Townsend Shelton by instrument of record as Instrument No. 20020814009865 2 said Register's Office [5] John Townsend, now deceased who was not married and left only his brother and sisters as heirs; [6] Margaret Townsend, now deceased who was not married and left only her brothers and sisters as heirs; and [7] Wilhelmina Townsend Shelton, the grantor herein, Wilhelmina Shelton and Wilhelmina Townsend Shelton being one and the same person.

THIS conveyance is subject to restrictions of record against said property and to any and all matters as shown on the plan of record.

Davidson County DEEDWARR
Recvd: 08/14/02 15:38 2pgs
Fees:13.00 Taxes:264.92

20020814-0098653

unimproved ☐

This is improved ☒ property, known as 1101 North 5th Street, Nashville, TN
(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 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/our hand(s) this 10th day of July, 2002.

Wilhelmina Townsend Shelton

Single

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 Wilhelmina Townsend Shelton, 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/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville , Tennessee this 12th day of March, 2002.

Commission expires:

4-9-04

Notary Public

WILLIAM B. GREGORY
NOTARY PUBLIC AT LARGE
ROBERTSON CO., TENNESSEE