RECORD AND RETURN TO:
SATURN AND MAZER
212 THIRD AVE. N., NASHVILLE, TN 37201
(SP) **41462** **File Box "7"**

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 11/22/02 08:30 2pgs
Fees:13.00 Taxes:155.40

20021122-0145289

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$ 42,000.00.**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE
THIS **13th DAY OF NOVEMBER, 2002.**

Notary Public

MY COMMISSION EXPIRES: 2-25-06

THIS INSTRUMENT WAS PREPARED BY
SATURN AND MAZER TITLE SERVICES, INC., 212 THIRD AVENUE, N.,NASHVILLE, TENNESSEE 37201

ADDRESS OF NEW OWNER AS FOLLOWS :	SEND TAX BILLS TO:	MAP-PARCEL
DR. SYLVIA R. TALBOT and FREDERICK H. TALBOT 1012 Beech Tree Lane Brentwood, TN 37027	**S A M E**	**81-14-30**

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 **I, VERONICA D. DANIEL, UNMARRIED**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **DR. SYLVIA R. TALBOT and husband, FREDERICK H. TALBOT**

HEREINAFTER CALLED THE GRANTEE, HER HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED TO-WIT:**

Land in Davidson County, Tennessee, being Lot No. 9-A on the plan of Zone Lot Division of Lots 7, 8, 9, and 10 in the F. T. Holman Subdivision of record in Book 161, page 2, as amended in Book 6250, page 447, Register's Office for said County.

Said Lot No. 9-A fronts 24.95 feet on the southerly margin of West Heiman Street and extends back between parallel lines 150.0 feet to a dead line in the rear, measuring 24.95 feet thereon.

Being the same property conveyed to Veronica D. Daniel by Quitclaim Deed from Robin Ricardo Daniel, of record in Instrument Number 200006205-0061193, Register's Office for Davidson County, Tennessee and being the same property conveyed to Robin R. Daniel and wife, Veronica Daniel by deed from Kendall Paul Parker and N. H. Parker, both unmarried, of record in Book 8539, page 556, Register's Office for Davidson County, Tennessee.

Unimproved ( )

This is improved (**X**) property, known as **2505 West Heiman Street, Nashville, Tennessee 37208**
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 my hand this 13 **day of November, 2002.**

X Veronica D. Daniel

VERONICA D. DANIEL

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 VERONICA D. DANIEL, 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 the 13th day of November, 2002.

NOTARY PUBLIC

My Commission Expires: 3/25/06

