Book 64

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 04/23/04 13:18 2pgs
Fees:13.00 Taxes:37.00
20040423-0046461

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$10,000.00**

Affiant

Subscribed and sworn to before me this 21st day of March, 2004

Notary Public
My Commission expires: (Affix Seal)

WILSON III Notary Public At Large DAVIDSON COUNTY TN My Commission Expires 9-23-07

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Wilson Enterprises, Inc.	SAME	103-01-96 103-01-97 103-01-103
302 42nd Avenue North		
Nashville, TN 37209		

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **William Buren Daniel**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Wilson Enterprises, Inc.**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Tract 1: **(6025 Hill Circle Drive)**

Beginning on a stone in the south boundary of the north part of Hill Circle Drive 300 ft. east of Cowden Ave; thence north 82° east 86 ft. to a stone; thence south 80° 30" east 14 ft. to a stone; thence south 2° 15" west 125.2 ft. to a stake at top of hill; thence with north line of Hill Top Lot south 75° 15" west 55 ft. to a stake; thence north 18° west 136 ft. to the beginning. Being Lot No. 4 section 5 in Cowden sub-division and being a part of a tract of land conveyed to John T. Lellyette to Lillian S. Cowden by deed of record in Register's Office of Davidson County, Tennessee book 505, page 506.

Being the same property conveyed to William B. Daniel, by deed from Van B. Daniel and wife, Ludie Daniel, on April 1, 1972, of record in Book 4589, page 151, Register's Office for Davidson County, Tennessee. The said William B. Daniel and William Buren Daniel are one in the same person.

Tract 2: **(6026 Hill Circle Drive)**

Being the south part of lot No. 8 in section III of Cowden sub-division described as follows:

Beginning on a stone in the north boundary line of Hill Circle with Cowden Avenue; and running with this boundary N 82° E to a stone; thence N 25° W 193 feet to a stone; thence S 68° W 100 feet to a stone; thence S 26° E 169.5 feet to the beginning.

Being the same property conveyed to E. L. Daniels, by deed from L.S. Daniels and wife Mabel Daniels, on May 14, 1956, of record in Book 2907, page 265, Register's Office for Davidson County, Tennessee. The said E. L. Daniels having since died leaving property to William Buren Daniel by will of record in Will Book 244, page 363, Probate Court of Davidson County, Tennessee.

Tract 3: **(6030 Hill Circle Drive)**

Beginning on a stone in the North boundary line of Hill Circle two hundred feet East of the corner of Hill Circle with Cowden Ave and running with his boundary N 82° E 100 ft. to a stone; thence N 26° W 169.5 ft. to a stone; thence S 68° W 100 ft. to a stone; thence S 86° E 156 ft. to the beginning, being the south part of lot No. 9 in Section III of Cowden subdivision and being part of the tract of land conveyed by John T. Lellyette by deed of record to Lillian S. Cowden in Register's Office of Davidson County, Tenn. book 505, page 506.

Being the same property conveyed to E. L. Daniels, by deed from L.S. Daniels and wife Mabel Daniels, on May 14, 1956, of record in Book 2907, page 265, Register's Office for Davidson County, Tennessee. The said E. L. Daniels having since died leaving property to William Buren Daniel by will of record in Will Book 244, page 363, Probate Court of Davidson County, Tennessee.

_____ joins in this conveyance to convey any interest that she may have in said property, particularly any marital interest.

The property is subject to the following:

This is improved property known as: **6025, 6026, and 6030 Hill Circle, Nashville, TN 37209**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 March 24, 2004.

William Buren Daniel

Alice Clarke Daniel

STATE OF TENNESSEE
COUNTY OF Perry

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **William Buren Daniel and** Alice C. Daniel to me known to be the person described in and who executed the foregoing instrument, and acknowledged that he executed the same for the purposes therein contained.

WITNESS my hand and official Seal at office this March 24, 2004

My commission expires _____

Notary Public

Notary Public Large DAVIDSON COUNTY, TN
My Commission Expires 8-22-07