ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Herschel K. Flannery, Jr. (NAME:)	Kimbrough-Kavanaugh and Associates (NAME:)	11D 09025
404 Tuckahoe Drive (STREET ADDRESS OR ROUTE NUMBER)	416 Union Street (STREET ADDRESS)	
Nashville, Tennessee (CITY) (P. O. ZONE) (STATE)	Nashville, Tennessee (CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of ten ($10.00) Dollars, cash in hand paid by Herschel K. Flannery, Jr., and wife, Phyllis B. Flannery, hereinafter called the GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, we, Sam Comer Brown and wife, Clara R. Brown, hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto the said 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 No. 35 on the Plan of Blair Estates, Section 1, of record in Book 2663, page 24, Register's Office for Davidson County, Tennessee.

Beginning at a point in the east margin of Holiday Drive at the corner of Lots No. 35 and 36; thence with the line between said lots easterly 253.12 feet to the west line of Lot No. 33; thence with the line between Lots No. 33 and 35, southerly 66.95 feet to a corner of Lot No. 34; thence with the line between Lots No. 34 and 35, southerly 168.5 feet to the north margin of Tuckahoe Drive; thence with the margin of the same, northwesterly 219.45 feet to the beginning of a curve; thence around said curve, northerly 48.83 feet to the east margin of Holiday Drive; thence with the margin of the same, northerly 80.46 feet to the point of beginning.

Being the same property conveyed to Sam Comer Brown and wife, Clara R. Brown by deed from John B. Pendleton and wife, Maggie Mai Pendleton of record in Book 2992, page 551, Register's Office for Davidson County, Tennessee.

This instrument was prepared by:
Miller Kimbrough
416 Union Street
Nashville, Tenn.

This is unimproved ( ) improved (X) property, known as 404 Tuckahoe Drive, Nashville, Tennessee
(House Number) (Street) P. O. Address: (City or Town) (Postal Zone)

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 8th day of December, 1965.

STATE TAX $ 26.87
PROBATE .50
TOTAL $ 27.37

Sam Comer Brown
Sam Comer Brown
Clara R. Brown
Clara R. Brown

DEC 9 1965
R. E. WORRALL
COUNTY COURT CLERK
DAVIDSON COUNTY
PAID

STATE OF TENNESSEE
Davidson County

Personally appeared before me, Jam Glascock, a Notary Public in and for said County and State, the within named Sam Comer Brown and wife, Clara R. Brown, the bargainor S, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 8th day of December, 1965.

Commission expires APRIL 30, 1969

Jam Glascock
Notary Public

WARRANTY DEED

FROM
Sam Comer Brown et ux

TO
Herschel K. Flannery, Jr.

KIMBROUGH-KAVANAUGH AND ASSOCIATES

Attorneys TITLE COMPANY, INC.

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY
STATE OF TENN

09739

DEC 9 2 42 PM '65

NOTED: BOOK 113 PAGE 150
RECORDING FEE 2.00
DEP. REG. 1



12,825.00