ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS:
Monterey Soper Ezell (NAME)	~~Guaranty Mortgage Company~~ Security Fed S & L (NAME)	16DA-1370
2003 Lombardy Avenue (STREET ADDRESS OR ROUTE NUMBER)	~~1300 Nolensville Road~~ 500 Union St. (STREET ADDRESS)	Map 117-7
Nashville, Tennessee (CITY) (P. O. ZONE) (STATE)	Nashville, Tennessee (CITY) (ZONE) (STATE)	Par. 44

BOOK 4098 PAGE 230

For and in consideration of the sum of $10.00 TEN AND NO/100- DOLLARS cash in hand paid by MONTEREY SOPER EZELL, A WIDOW

hereinafter referred to as the GRANTEES, and other good and valuable considerations, receipt of which is hereby acknowledged, we, ALFRED R. FLAUTT, UNMARRIED

hereinafter referred to as 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:

Being part of Lot No. 14 on the Plan of the A.B. Montgomery Land, as of record in Plan Book 1, page 22, Chancery Court at Nashville, being part of Lots Nos. 38, 39 and 40 of Block "A", on the Map of Walter Stokes Home Place Subdivision, as of record in Book 974, page 92, Register's Office for said County, described according to a survey made by Hal R. Swann, Jr., Surveyor, April 30, 1949, and more fully described as follows:
BEGINNING on the southerly margin of Lombardy Avenue, at the northeast corner of the property conveyed to Walter S. Blankenship by deed from Robert H. Perry and wife, of record in Book 1284, page 283, said Register's Office; thence with Blankenships easterly line southerly 203 feet to an iron pin, Blankenship's southeast corner; thence eastwardly 150 feet to an iron pin; thence ~~xxxxx~~ northerly 178.7 feet to an iron pin at the southerly margin of Lombardy Avenue; thence with said Avenue westwardly 100 feet to the beginning. Being the same property conveyed to Alfred R. Flautt and wife, Clara Flautt, by deed from Edgar T. Griggs and wife, as of record in Book 3883, page 958, said Register's Office, the said Clara Flautt having since died.

This conveyance is made subject to an Easement for sewer line in Book 4088, page 893.

PREPARED BY
C. H. BRILEY, JR., ATTORNEY
320 UNION STREET
NASHVILLE, TENNESSEE 37219

This is unimproved ( ) improved (X) property, known as 2003 (House Number) Lombardy Avenue (Street) Nashville, Tenn. (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.

Whenever 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 27th day of January, 19 67

ALFRED R. FLAUTT

STATE TAX $ 3.30
PROBATE .50
TOTAL $ 3.80

PAID JAN 31 1967 R3

STATE OF TENNESSEE
DAVIDSON COUNTY

Personally appeared before me A. M. Tenison, a Notary Public in and for said County and State, the within named ALFRED R. FLAUTT, UNMARRIED, the bargainors, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 27th day of January, 19 67

R. E. WORRALL
COUNTY COURT CLERK
DAVIDSON COUNTY, TENN.

Commission expires February 16, 1969 Notary Public

TENNESSEE TITLE COMPANY

TENNESSEE TITLE COMPANY
NASHVILLE, TENNESSEE
Zone Office
LAWYERS TITLE INSURANCE CORPORATION
1004

PUT REVENUE STAMPS HERE:

59021

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY
STATE OF TENN

JAN 31 10 36 AM '67

NOTED BOOK 115 PAGE 69
RECORDING FEE $ 2.00
DEP. REG.

GUARANTY MORTGAGE CO. OF NASHVILLI
REGISTER STAMP BELOW

Monterey Soper Ezell, a widow
To

Alfred R. Flautt, unmarried
From

Warranty Deed
G-194461 dm

$3200 D