FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $11,000.00

Wm N. Dearborn
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21st DAY OF October 1968

Notary Public

MY COMMISSION EXPIRES: 1/12/71

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Dearborn, Berry & Warner (NAME) Suite 400, Commerce Union Bank Bldg. Nashville, Tenn. (ADDRESS)

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Mr.&Mrs.William F.Flanagan (NAME)	S A M E (NAME)	145 PAR 91
Apt G-30 6501 Harding Rd. (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, Tennessee 37205 (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	

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, ~~WE~~ I, William N. Dearborn, Trustee for undisclosed beneficiaries with full powers, without joinder of beneficiaries, to sell or mortgage

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO William F. Flanagan and wife, Gail H. Flanagan

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 said County, being Lot. No. 4 on the Plan of Tyne Hill Estates as of record in Book 4175, page 27, Register's Office for said County described as follows: Beginning at a point being the corner of Lots Nos. 2,3,and 4 on said Plan; thence south 18° 09' East 190.1 feet; thence south 40° 16' East 307.3 feet to the corner of Lot No. 4 and a tract marked Tyne Valley Estates, Section 5; thence South 86° 08' West 255.5 feet to the corner of Lot No. 4 and a tract marked Otter Creek Hills; thence North 40° 26' West 135.0 feet; thence North 41° 26' West 191.0 feet to the corner between Lots Nos. 3 and 4; thence with the line between said two lots north 48° 33' East 281.7 feet to the beginning containing 2.06 acres, more or less.

Being part of the real property conveyed to William N. Dearborn, Trustee, by deed from Dr. Robert F. Oakley and wife, Robin H. Oakley, of record in Book 4199, page 309, Register's Office for said county.

This conveyance is made subject to 10 foot public utility easements, building setback line as approved by the City of Forest Hills, 30 foot private roadway and public utility easements and condition of Owner's Certificate as shown on plan in Book 4175, page 27, and restrictions contained in an instrument executed by the Tyne Hill Development Company to William N. Dearborn, Trustee, of record in Book 4254, page 520, Register's Office for Davidson County, Tennessee.

Accepting this deed, grantees covenant to pay for said lots described herein and hereby conveyed one-fourth of maintenance and upkeep of the private 30 foot roadway and public utility easement and all parts thereof shown on plan of Tyne Hill Estates Book 4175, page 27, Register's Office for Davidson County, Tennessee.

This covenant shall run with the land and secure the performance thereof, a lien is retained in favor of grantor and its assigns.

The above is unencumbered except for the lien of 1968 real property taxes which are prorated to date of deed and assumed by grantees.

This is ~~improved~~ unimproved ( ) property, known as _____ (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 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 21st day of October, 1968.

Wm N. Dearborn, Trustee

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, _____, a Notary Public in and for said County and State, the within named XXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXX XXXXXXXXX William N. Dearborn, Trustee,

the bargainor, 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 21st day of October 19 68

Commission expires 1/20/71

Notary Public

STATE OF TENNESSEE
Davidson County

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon (his oath / their several oaths) acknowledged (himself / themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that (he / they) as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said _____ as such _____, and attesting the same by the said _____ as such _____

Witness my hand and official seal at office at _____ on this the _____ day of _____, 19__.

My commission expires _____

Notary Public

A 18025

WARRANTY DEED

FROM
William N. Dearborn, Trustee

TO
William F. Flanagan and wife,
Gail H. Flanagan

IDENTIF. REFERENCE

OCT 22 12 12 PM '68

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

OCT22'68	CONV	11,000.00				
OCT22'68	S'TAX		A*	28.60		
OCT22'68	PR'FEE		A*	.50		
OCT22'68	W'DEED		A*	3.00	*	32.10