WARRANTY DEED

BOOK 4412 PAGE 78

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO	MAP PARCEL NUMBERS
James L. Hayner	First Federal Savings & Loan	Map 147-6
(NAME)	(NAME)	
5013 Edmondson Pike		Par. 219
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, Tennessee		
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	Ind

FOR AND IN CONSIDERATION of the sum of Twenty Thousand One Hundred Ten and 54/100 ($20,110.54)---------- *Dollars,*

of which $4,200.00 has been paid in cash by James L. Hayner and wife, Carole B. Hayner, the receipt of which is hereby acknowledged and the said James L. Hayner and wife, Carole B. Hayner assumes and agrees to pay the unpaid balance of $15,910.54 of an original indebtedness of $16,500.00, secured by deed of trust of record in book 4146, page 275, Register's Office for said County,

we, Hollis Russell Flanagan, Jr., and wife, Janet F. Flanagan

have this day bargained and sold, and do hereby transfer and convey unto the said

James L. Hayner and wife, Carole B. Hayner, their

(successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Being Lot No. 266 on the Plan of Caldwell Country Estates, Section 5, of record in book 3300, page 16, Register's Office for said County, as follows:
BEGINNING at a point on the northwesterly margin of Edmondson Pike, the same being a common corner of Lots 266 and 304; thence northwesterly with the dividing line between said lots, 134.9 feet to a concrete monument; thence southeastwardly with the dividing line between lots 266 and 267, 134.7 feet to a point in the southwesterly margin of Suter Drive; thence with said margin of said Drive, southeastwardly 51.9 feet to a concrete monument and continuing with said margin of said Drive 63.1 feet to a concrete monument; thence to the right around a curve, 39.27 feet to a concrete monument in the northwesterly margin of Edmondson Pike; thence with said margin of said Pike, southwesterly 113 feet to the point of beginning.
Being the same property conveyed to Hollis Russell Flanagan, Jr., and wife, Janet F. Flanagan by deed from Bill Wheeler Construction Co., Inc. of record in Book 4146, page 274, said Register's Office.

The said Hollis Russell Flanagan, Jr. and Hollis R. Flanagan are one and the same person.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 20,110.54

Subscribed and sworn to before me, this the 17th day of April 1970

My commission expires: June 6, 1972 (Affix Seal)

Affiant James L. Hayner

Notary Public Mary Ensey

This is unimproved ( ) improved (X) property, known as 5013 Edmondson Pike Nashville, Tennessee
(House Number) (Street) P. O. Address: (City or Town)

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said

James L. Hayner and wife, Carole B. Hayner, their

(successors), heirs and assigns forever. we *covenant that* we are *lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.*

we *further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to said real estate to said*

James L. Hayner and wife, Carole B. Hayner, their
(successors), heirs and assigns, against the lawful claims of all persons.

Witness our *hand* s *this* 17th *day of* April, 19 70, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

× James L. Flanagan

×

This Instrument Was Prepared By

Dewey W. Pedigo (mre)

Of The Law Firm Pedigo & Saindon

Stahlman Building, Nashville, Tennessee

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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, [illegible], *a Notary Public in and for said County and State,* Hollis Russell Flanagan, Jr. and wife, Janet F. Flanagan

the within named 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 *this* 17th *day of* April, *19* 70

Commission expires Jan 30 1974 *Notary Public*

NOTARY PUBLIC DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Before me, ... *a Notary Public of the State and County aforesaid, personally appeared* ..... *with whom I am personally acquainted, and who, upon oath, acknowledged* ..... *self to be* ..... *of the* ..... *the within named bargainor, a corporation, and that* ..... *he as such* ..... *being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by* ..... *self as* .....

Witness my hand and seal, at office in ..... *this* ..... *day of* ....., *19* .....

..... *Notary Public*

Commission expires .....

Guaranty Title 207275

WARRANTY DEED

FROM
Hollis Russell Flanagan, et ux

TO
James L. Hayner, et ux

A74971

IDENTIFICATION REFERENCE

APR 20 3 18 PM '70

FELIX Z. WALSTON REGISTER
DAVIDSON COUNTY, TENN.

APR20 70 CONV 20,110.54
APR20 70 S'TAX A* 52.26
APR20 70 PR'FEE A* .50
APR20 70 W'DEED A* 3.00 * 55.76

Compliments of

Guaranty Title

Office of
Chicago Title Insurance Company
American Trust Bldg.—S. W. Corner
Third & Union
Phone 256-2656
NASHVILLE, TENNESSEE