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Form No. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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

$18,500.00 Thurman C. Flippen Jr.
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18th DAY OF June, 19 71.

Notary Public W. K. Georgas, Jr.

MY COMMISSION EXPIRES: 5/10/75
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Edward Seddon, Attorney — 480 James Robertson Pkwy. Nashville, Tennessee 37219
NAME — ADDRESS

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Thurman C. Flippen, Jr. (NAME) | Mortgage Associates, Inc. (NAME) | Map 75-13 |
| 3851 Bonnacreek Drive (STREET ADDRESS OR ROUTE NUMBER) | P.O. Box 28146 (STREET ADDRESS) | Par 118 |
| Hermitage, Tennessee (CITY) (STATE) (P.O. ZIP) | Atlanta, Georgia 30328 (CITY) (STATE) (ZIP) | 4D-32200 |

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, Wayne M. Taylor et ux Kay B. Taylor

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Thurman C. Flippen, Jr. et ux Marsha C. Flippen

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:

BEING Lot No. 295 on the Plan of Section III, Hermitage Hills, as of record in Book 2900, Page 97, Register's Office for said County, described as follows:

BEGINNING at a concrete monument in the southerly margin of Bonnacreek Drive, opposite a turn into Bonnabrook Drive; thence with the margin of Bonnacreek Drive, northeasterly 120 feet to a point; thence southeasterly 103.2 feet to a point; thence southwesterly 149.8 feet to the easterly margin of Bonnabrook Drive; thence with the margin of the same, northwesterly 60 feet to the beginning of a curve; thence around said curve, northerly 39.27 feet to the point of beginning.

BEING the same property conveyed to Wayne M. Taylor et ux Kay B. Taylor, by deed from Robert T. Amos et ux Martha Jean Amos as of record in Book 4285, Page 534, Register's Office for said County.

THIS conveyance is subject to restrictions as of record in Book 3097, Page 413, aforesaid Register's Office.

This is { unimproved / improved } property, known as 3851 Bonnacreek Drive, Hermitage, Tennessee
(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 hand s this 18th day of June, 19 71

Wayne M. Taylor

Kay B. Taylor

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, W. K. Georgas, Jr., a Notary Public in and for said County and State, the within named Wayne M. Taylor et ux Kay B. Taylor

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 18th day of June 19 71

Commission expires 5/10/75

Notary Public W. K. Georgas, Jr.

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 (his oath) (himself) upon (their several oaths) acknowledged (themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that (he) as such _____ (they) 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

WARRANTY DEED

FROM

WAYNE M. TAYLOR et ux

KAY B. TAYLOR

TO

THURMAN C. FLIPPEN, JR. et ux

MARSHA C. FLIPPEN

32 056

IDENTIF. REFERENCE

JUN 30 10 13 AM '71

FELIX WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Edward Seldon
Attorney-at-Law
460 James Robertson Parkway
Nashville, Tennessee 37219

Buy 3

JUN30 CONV 18,500.00

JUN30 STAX * 48.10

JUN30 PICKUP * .50

JUN30 RECORD * 3.00 * 51.60