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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 $ 12,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19th DAY OF July, 1974

Notary Public

MY COMMISSION EXPIRES: 11-8-75

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

FOLEY & WEISS, ATTORNEYS, 507 Stahlman Building, Nashville, Tennessee
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Taylor Smith et ux (NAME)	The Lomas & Nettleton Company (NAME)	8DA-11535
1730-23rd Avenue, North (STREET ADDRESS OR ROUTE NUMBER)	Post Office Box 964 (STREET ADDRESS)	Map 81-10
Nashville, Tennessee (CITY) (STATE) (P. O. ZIP)	Virginia Beach, Va. 23451 (CITY) (STATE) (ZIP)	Parcel 273

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, Earline Burls Flanagan

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Taylor Smith and wife, Rana Frances Smith

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 Davidson County, Tennessee, being the North 40 feet of Lot 350 and the South 10 feet of Lot No. 351 on the Map of J. M., T. J., and G. W. Harding's Subdivision, of record in Book 21, page 80, said Register's Office, and more particularly described as follows:

BEGINNING at an iron pin located in the easterly margin of 23rd Avenue North, said point of beginning being 676 feet northerly from the North margin of Osage Street; thence with the easterly margin of 23rd Avenue North, North 6 degrees West 50 feet, to an iron pin; thence North 82 degrees 15 minutes East 157 feet to an iron pin located in the westerly margin of a 16-foot alley; thence with the westerly margin of said alley, South 6 degrees east 50 feet to an iron pin located in the westerly margin of said alley; thence South 82 degrees 15 minutes West for a distance of 157 feet to the point of BEGINNING.

BEING the same property conveyed to Lewis Flanagan and wife, Earline Burls Flanagan by deed from R. O. Mallernee and wife, Julia L. Mallernee, of record in Book 2639, page 186, said Register's Office. The said parties having since been divorced and title to the said property divested out of Lewis Barrett Flanagan and vested in the said Earline Burls Flanagan by decree of the Fourth Circuit Court of Davidson County, Tennessee, of record in Book 4274, page 829, said Register's Office.

This conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any and easements and rights of way for public utilities applicable to this property and further subject to taxes for the current year, which have been prorated and assumed by the Grantees herein.

This is ( ) unimproved ( ) improved (XX) property, known as 1730-23rd Avenue, North (House Number) (Street) Nashville, Tennessee (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 my hand this 19th day of July, 19 74

Mrs Earline Burls Flanagan

Earline Burls Flanagan

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Earline Burls Flanagan

the bargainor, 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 19th day of July, 19 74

Commission expires 11-8-75

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

file in box #4

WARRANTY DEED

FROM EARLINE BURLS FLANAGAN

TO TAYLOR SMITH ET UX

C 6 3 8 5 7

IDENTIF. REFERENCE

JUL 22 12 23 PM '74

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

JUL 22 74	CONV	12,500.00			
JUL 22 74	S'TAX		A*	32.50	
JUL 22 74	PR'FEE		A*	.50	
JUL 22 74	W'DEED		A*	4.00	* 37.00

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.