C 8 1 2 2 8

BOOK 4874 PAGE 544

FORM NO. WD-1

T

IDENTIF. REFERENCE

DEC 12 8 52 AM '74

FELIX A. ... REGISTER
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $21,150.00

Gloria B. Flickinger
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15TH DAY OF OCTOBER, 1974.

Notary Public

MY COMMISSION EXPIRES: NOVEMBER 13, 1975

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Tom G. Coleman, Jr., Atty., 1623 Parkway Towers, Nashville, Tennessee
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Gloria B. Flickinger, et al (NAME)	New Owner (NAME)	Map 86-1
6013 PANAMA DRIVE (STREET ADDRESS OR ROUTE NUMBER)	6013 PANAMA DRIVE (STREET ADDRESS)	Par 39
HERMITAGE, TENNESSEE (CITY) (STATE) (P. O. ZIP)	HERMITAGE, TENN. (CITY) (STATE) (ZIP)	4D-1475

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, John D. Ryan and wife Violet M. Ryan

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Gloria B. Flickinger, Carroll J. Flickinger, and Caroline M. Flickinger, with each having a right of survivorship in the other's one-third (1/3) interest
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 Lot No. 145 on the Plan of Dodson Heights, as of record in Book 2900, Page 113, Register's Office for said County.

Said Lot No. 145 fronts 80 feet on the easterly side of Panama Drive and extends back 145 feet on the southerly line and 144.6 feet on the northerly line to a dead line measuring 30 feet thereon.

Being the same property conveyed to John D. Ryan and wife, Violet M. Ryan, by deed from John C. Fisher and wife, Iris P. Fisher, of record in Book 4671, Page 968, Register's Office for Davidson County, Tennessee.

This instrument is made subject to restrictive covenants of record in Book 3130, Page 623, said REgister's Office, and as amended in Book 3161, Page 279, said Register's Office. This instrument is also made subject to the Plan of record in Book 2900, Page 113, said Register's Office, and to all applicable local government planning and zoning regulations.

DEC 12	CONV	21,150.00			
DEC 12	S'TAX		A*	54.86	
DEC 12	PR'FEE		A*	.50	
DEC 12	W'DEED		A*	4.00	* 59.36

This is unimproved {X} property, known as 6013 Panama Drive, Hermitage, Tennessee 37076
(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 15TH day of OCTOBER, 1974

John D. Ryan Violet M. Ryan

BOOK 4874 PAGE 545

STATE OF TENNESSEE
Davidson County

Personally appeared before me, THE UNDERSIGNED, a Notary Public in and for said County and State, the within named JOHN D. RYAN AND WIFE, VIOLET M. RYAN

the bargainorS, 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 Madison, Tennessee, this 15th day of OCTOBER, 1974.

Commission expires NOVEMBER 13, 1977

Notary Public

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

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

WARRANTY DEED

FROM

John D. Ryan, et ux

TO

Gloria B. Flickinger, et al

After Recording, Return To
IMPACT Properties
P.O. Box 311
Madison, Tenn. 37115
Attn: Don Carver

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.