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ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS:
Michael S. Flanagan, et ux	DOBSON & JOHNSON, INC.	Map 96-11
(NAME)	P. O. BOX 17427 (NAME)	
620 Truxton Drive	311 PLUS PARK BOULEVARD	129
(STREET ADDRESS OR ROUTE NUMBER)	NASHVILLE, TENNESSEE 37217	
Nashville, Tn. 37214		
(CITY) (STATE) (ZIP CODE)	(CITY) (STATE) (ZIP CODE)	

WARRANTY DEED

For and in consideration of the sum of $10.00----------
----------TEN AND NO/100---------- DOLLARS

Cash paid by Michael S. Flanagan and wife, Sharon M. Flanagan, and other good and valuable considerations, the receipt of which is hereby acknowledged.

We, Leroy S. Hodges, Jr. and wife, Patricia B. Hodges,
have bargained and sold, and by these presents do transfer and convey unto the said
Michael S. Flanagan and wife, Sharon M. Flanagan,

the GRANTEES herein, their heirs and assigns, a certain tract or parcel of land in Davidson
County, State of Tennessee, described as follows:

Being Lot No. 60 on the Plan of Hickory Bend, as of record in Book 3300, page 38, Register's Office for said County, to which plan reference is here made for a more complete legal description.

Being the same property conveyed to Leroy S. Hodges, Jr. and wife, Patricia B. Hodges, by deed from John Solomon Pennington, Jr. and wife, Emaline W. Pennington, of record in Book 4283, page 11, Register's Office for said County.

unimproved ( )
This is improved (X) property, known as 620 Truxton Drive
(House Number) (Street)
Nashville, Tn. 37214
(P. O. Address) (City or Town) (Zip Code)

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.

Whenever 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 20th day of February, 19 76.

X Leroy S. Hodges, Jr.

X Patricia B Hodges
Patricia B. Hodges

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Leroy S. Hodges, Jr. and wife, Patricia B. Hodges, 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, this 20th day of February, 1976.

My commission expires 1-30-1979 Notary Public Shirna R. Williams

STATE OF TENNESSEE
COUNTY OF _____

Before me, _____, a Notary Public of the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted, and who, upon oath, acknowledged _____ to be _____ and _____ respectively of the _____, the within named bargainor, a corporation, and that _____ as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purpose 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 seal, at office in _____, this _____ day of _____, 19____.

_____ Notary Public

Commission expires _____

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer or value of property (whichever is greater) is $28,950.00
This is equal to or greater than the property would bring at a fair and voluntary sale.

Michael S. Flanagan

Sworn to and subscribed before me
this 20th day of February, 1976.

My commission expires 8/14/76 Notary Public

NOTARY PUBLIC AT LARGE STATE OF TN

This instrument was prepared by:

Name		Address
	DOBSON & JOHNSON, INC. P. O. BOX 17427 311 PLUS PARK BOULEVARD NASHVILLE, TENNESSEE 37217	

FEB23 76 CONV 28,950.00
FEB23 76 S'TAX B* 75.14
FEB23 76 REC'FEE B* .50
FEB23 76 W'DEED B* 4.00 * 79.64

WARRANTY DEED
FROM Leroy S. Hodges, Jr., et ux
TO Michael S. Flanagan, et ux

D 36946

IDENTIF. REFERENCE

FEB 23 8 19 AM '76

REGISTER
DAVIDSON COUNTY, TENN.

Pioneer National Title Insurance Company
Public Square Building
344 4th Avenue North
NASHVILLE, TENNESSEE 37219

RETURN TO:
DOBSON & JOHNSON, INC.