FIDELITY FEDERAL LOAN ASSOCIATION

LN# 110672-6

BOOK 5009 PAGE 592

Map 130-15
Par. 68
m.p

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, Patrick Jerone Flynn, has bargained and sold and by these presents does transfer and convey unto Robert A. Porter, III, his heirs and assigns forever, the following described property to-wit:

> Land in Davidson County, Tennessee, being Lot No. 10 of Hycrest Acres, as of record in Book 2133, page 5, Register's Office for said County.
>
> Said Lot No. 10 fronts 190.19 feet on the east side of Wayland Drive and runs back between lines 265.2 feet on the northerly line and 290.7 feet on the southerly line, to a dead line in the rear on which it measures 130 feet.
>
> Being the same property conveyed to Patrick Jerone Flynn by deed from Thomas S. McCray, Jr., and wife, Merridee E. McCray, of record in Book 4759, page 601, and by deed from Patricia Kryder Flynn of record in Book 4926, page 650, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD said tract of land, together with all improvements and all appurtenances thereunto, belonging unto the said Robert A. Porter, III, his heirs and assigns forever.

AND I DO COVENANT with the said Robert A. Porter, III, his heirs and assigns, that I am lawfully seized and possessed of said property, that I have a good and lawful right to sell and convey the same, and that it is free from any lien or encumbrance whatsoever, except for restrictive covenants of record in Book 1449, page 155, and in Book 1850, page 271, Register's Office for Davidson County, Tennessee, and easements as shown on the Plan of record in Book 2133, page 5, Register's Office for Davidson County, Tennessee.

AND I DO FURTHER COVENANT and bind myself, my heirs and representatives, to warrant and defend the title thereto against the lawful claims and demands of all persons whomsoever.

IN TESTIMONY WHEREOF, I have hereunto set my signature, this the 18th day of March, 1976.

Patrick Jerone Flynn
PATRICK JEROME FLYNN
by Will J. Gist
Attorney in Fact.
Book 4992 Page 556

IDENTIF. REFERENCE

MAR 29 11 49 AM '76

FELIX E. ... REGISTER
DAVIDSON COUNTY, TENN.

D 42096

STATE OF TENNESSEE I
I
COUNTY OF WILLIAMSON I

Personally appeared before me, Linda C. Harris, a Notary Public in and for said State and County, William J. Yost, Attorney in Fact for Patrick Jerone Flynn, the bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Franklin, Tennessee, this the 17th day of March, 1976.

LINDA C. HARRIS
Notary Public

My commission expires 2/2/1980.

MAR29 CONV 46,400.00
MAR29 S'TAX B* 120.64
MAR29 PR'FEE B* .50
MAR29 W'DEED B* 4.00 * 125.14

STATE OF TENNESSEE I
I
COUNTY OF WILLIAMSON I

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater is $46,400.00, which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

WILLIAM J. YOST, Affiant

Sworn to and subscribed before me this 17th day of March, 1976.

LINDA C. HARRIS
Notary Public

My commission expires 2/2/1980.

This instrument prepared by:

PETERSEN, BUERGER, AND YOST
Attorneys and Counselors at Law
Court Square
Franklin, TN 37064

Send tax bills to:

Fidelity Federal Savings & Loan
401 Union Street
Nashville, Tenn. 37219

Address New Owner (s) As Follows:

Robert A. Porter, III
4508 Wayland Drive
Nashville, Tenn. 37215