This Instrument is prepared by:
James R. Wyatt, Attorney at Law
First American Center
Nashville, Tennessee

WARRANTY DEED

BOOK 5115 PAGE 179

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO	MAP PARCEL NUMBERS
James M. Flores et ux	Home Federal S. & L. Assn.	MAP - 136- 14
(NAME)	(NAME)	
2928 Harbour View Drive	4th Avenue North	Parcel - 92
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, Tennessee	Nashville, Tennessee	2D-63334
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of Ten and no/100----------
----------($10.00)---------- *Dollars,*

cash in hand paid by James M. Flores and wife, Virginia S. Flores and other good and valuable considerations accepted as cash, the receipt of all of which is hereby acknowledged, and for a further consideration the said James M. Flores and wife, Virginia S. Flores, have assumed and agree to pay the unpaid balance of an original indebtedness in the amount of $40,800.00 secured by deed of trust in Book 5034, page 950, Register's Office for Davidson County, Tennessee.

We Robert J. Molinari and wife, Karen M. Molinari

have this day bargained and sold, and do hereby transfer and convey unto the said James M. Flores and wife,

Virginia S. Flores

their *(successors), heirs and assigns,*

certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being Lot No. 74 on the Plan of Harbour Town Village, Section 1, as of record in Book 4675, pages 3 & 4, Register's Office for said County.
Said Lot No. 74 fronts 84.36 feet on the northerly side of Harbour View Drive and extends back 130 feet on the westerly line and 122.31 feet on the easterly line to a dead line measuring 112.04 feet thereon.

Being the same property conveyed to Robert J. Molinari and wife, Karen M. Molinari, by deed from Harold E. Payne and wife, Sadie B. Payne, recorded in Book 5034, page 948, Register's Office for said County.

This conveyance is subject to an easement for public utilities, anchor easements, and building setback lines and conditions of owner's certificate, as shown on Plan of record in Book 4675, pages 3 & 4, and restrictive covenants of record in Book 4806, page 87, Register's Office for Davidson County, Tennessee.

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

The actual consideration or value whichever is greater, for this transfer is $ 45,606.31

Subscribed and sworn to before me, this the 11th day of Feb 1977

Affiant James M. Flores

My commission expires: 4/21/80 (Affix Seal)

Notary Public Mary Evans

This is unimproved ( ) improved (X) property, known as 2928 Harbour View Drive (House Number) Lot 74 Harbour Town Village (Street) Nashville, Tennessee P. O. Address: (City or Town)

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said James M. Flores and wife, Virginia S. Flores

their *(successors),*

heirs and assigns forever. We *covenant that* we are *lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered;* except as above set out.

We *further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to said real estate to said* James M. Flores and wife, Virginia S. Flores

their

(successors), heirs and assigns, against the lawful claims of all persons.

Witness my hand s this 11th *day of* February, 19 77 *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Robert J. Molinari

Karen M. Molinari

BOOK 5115 PAGE 171

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, GLEN WALLIS, *a Notary Public in and for said County and State,* Robert J. Molinari and wife, Karen M. Molinari

the within named 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* 12TH *day of* FEBRUARY, *19* 77.

Glen Wallis, *Notary Public*

Commission expires FEB. 3, 1981

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Before me, ..., *a Notary Public of the State and County aforesaid, personally appeared* ....., *with whom I am personally acquainted, and who, upon oath, acknowledged* .....*self to be* ..... *of the* ....., *the within named bargainor, a corporation, and that* .....*he as such* ....., *being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by* .....*self as* .....

Witness my hand and seal, at office in ....., *this* .....*day of* ....., *19* .....

.....*Notary Public*

Commission expires .....

PLEASE RETURN TO
CHICAGO TITLE INSURANCE CO.
AMERICAN BANK BLDG.
NASHVILLE, TENN. 37201

WARRANTY DEED

FROM

Robert J. Molinari et ux

TO

James M. Flores et ux

D 89393

IDENTIF. REFERENCE

FEB 14 4 00 PM '77

REGISTER
DAVIDSON COUNTY, TENN.

FEB 14 77	CONV	45,606.31			
FEB 14 77	S'TAX		B*	118.56	
FEB 14 77	PR'FEE		B*	.50	
FEB 14 77	W'DEED		B*	4.00	* 123.06

Compliments of

Chicago Title Insurance Company
First Floor — First American Center

Phone 255-4631

NASHVILLE, TENNESSEE 37238