BOOK 5124 PAGE 355

WARRANTY DEED

This instrument was prepared by:
CARL H. OLDHAM
ATTORNEY AT LAW
Hendersonville, Tenn. 37075

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
LARRY T. FLAIR	Same	8D 30400
(NAME) 3825 (e) East End Circle	(NAME)	Map 100
(STREET ADDRESS OR ROUTE NUMBER) Nash-Dean 37205	(STREET ADDRESS)	Parcel 12-120.84
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of ----------TEN----------
----------AND NO/100---------- Dollars,
cash in hand paid, the receipt of which is hereby acknowledged.

ROWENA H. O'BRIEN, UNMARRIED, hereinafter called the Grantor,

have this day bargained and sold, and do hereby transfer and convey unto the said

LARRY T. FLAIR AND WIFE, MARY M. FLAIR, as tenants by the entirety,
hereinafter called the Grantees, (successors), heirs and assigns,
certain real estate in Davidson County, Tennessee, as follows:

A tract of land in the Eighth Civil District of Davidson County, Tennessee and more particularly described as follows:

Beginning at a metal fence post on the east side of the existing Indian Creek Road, same being 1123.95 feet south of Cobb's south property line, thence leaving the road S 89 degrees 31' E, 442.41 feet to a metal post, thence S 12 degrees 43' E, 390.32 feet to a metal post, thence N 89 degrees 31' W, 531.56 feet to a metal post on the east side of said road, thence with the road N 00 degrees 29' E, 380.00 feet to the point of beginning, containing 4.2 acres, more or less. Included in this description but excluded from this conveyance is a 50 foot right-of-way as set forth in Davidson County Project #8-BX dated 12-7-44. This description is according to a survey made March 9, 1976 by Dewayne Caldwell.

Being part of the same property conveyed to Rowena H. O'Brien by deed from M. D. Holmes, et ux, of record in Book 1854, Page 251, Register's Office for Davidson County, Tennessee and vested in her by decree of the Circuit Court of said County of record in Book 2698, Page 625, Register's Office for said County.

SAID PROPERTY IS SUBJECT TO THE FOLLOWING RESTRICTIONS:

1. Mobile homes or any temporary living quarters shall not be allowed on this property.
2. Any home constructed shall be no less than 1000 sq. ft. living area on the ground level.
3. Inoperable vehicles of any kind shall not be allowed on this property and will be towed away at owners expense.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the Grantee, his heirs, successors and assigns, forever.

And the Grantor covenants with the Grantee that he is lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered.

The Grantor further covenants and binds himself, his heirs, successors and representatives to warrant and defend the title to the said land to the Grantee, his heirs, successors 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.

In witness whereof, the Grantor has hereunto set his hand on this, the 15 day of March, 19 77

Rowena H. O'Brien
(ROWENA H. O'BRIEN)

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STATE OF TENNESSEE }
COUNTY OF SUMNER }

Personally appeared before me, the undersigned *, a Notary Public in and for said County and State,* ROWENA H. O'BRIEN

the within named bargainor, with whom I am personally acquainted, and who acknowledged that she *executed the within instrument for the purposes therein contained.*

Witness my hand and official seal at Hendersonville, Tennessee *this* 15 *day of* March, *19* 77

J. STAMPKINS NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

Notary Public

Commission expires 2-7-78

STATE OF TENNESSEE }
COUNTY OF }

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

STATE OF TENNESSEE }
COUNTY OF Sumner }

The actual consideration or value whichever is greater, for this transfer is $ 7500.00

Subscribed and sworn to before me, this the 15th day of March 1977.

Affiant

My commission expires:

(Affix Seal)

Notary Public

Deed Reg

MAR 15 77 CONV *7,500.00
MAR 15 77 S'TAX B* 19.50
MAR 15 77 PR'FEE B* .50
MAR 15 77 W'DEED B* 4.00 * 24.00

WARRANTY DEED

FROM
ROWENA H. O'BRIEN

TO
LARRY T. FLAIR, ET UX

D 93668

T

IDENTIF. REFERENCE

MAR 15 10 47 AM '77

FELIX [illegible] REGISTER
DAVIDSON COUNTY, TENN.

This instrument prepared by:
CARL H. OLDHAM
Attorney at Law
108 Saunders Ferry Road
Hendersonville, Tennessee
824-0989