THIS INSTRUMENT WAS PREPARED BY James A. Lesemann, ATTORNEY AT LAW,
320 GALLATIN ROAD, MADISON, TENNESSEE 37115.

BOOK 5199 PAGE 204

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
CURT FLANSBURG ET UX	← (same)	LW 01995
(NAME) 211 Twenty-Sixth Street	(NAME) 2719 2725 Geneiva St.	MAP 53-8
(STREET ADDRESS OR ROUTE NUMBER) Old Hickory, Tennessee	(STREET ADDRESS) Nashville, Tenn.	PAR. 61.1
(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 the said grantees, hereinafter named and other good and valuable consideration, the receipt of which is hereby acknowledged;

CARNES D. FLATT, PEARL FLATT KINLE, LILLIE FLATT SANDS, DEWEY FLATT, FLOSSIE FLATT FORD, LYDIA FLATT MAXWELL and EMMA FLATT DANCE, as the only heirs at law of Carless M. (Carlus Maxwell) Flatt, deceased, hereinafter called the grantors,

have this day bargained and sold, and do hereby transfer and convey unto the said CURT FLANSBURG and wife, LOIS B. FLANSBURG, herein called the grantees, their ~~successors~~, heirs and assigns,

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

Land in Davidson County, Tennessee, being the southerly 72 feet of Lot No. 14 of Block 10 on the Map of Dabbs and Elliott's Subdivision, as of record in Book 547, page 97, Register's Office for said County.

Said part of Lot No. 14 fronts 50 feet on the northerly side of 26th Street and extends back between parallel lines, with the westerly margin of Dabbs Avenue, 72 feet to a dead line.

Being the same property conveyed to Carless M. Flatt and wife, Netchie Flatt, by deed from Roy Flowers, Jr., unmarried, of record in Book 3429, page 473, said Register's Office. The said Carless M. Flatt, being one and the same person as Carlus Maxwell Flatt, having died intestate, and unmarried with the said Netchie Flatt predeceasing him the title to said property is now vested in the above named heirs-at-law.

This conveyance is made subject to an easement for a sewer line as set out in instrument of record in Book 939, page 134; and easement for gas line of record in Book 3429, page 473. The grantors herein also convey to the said grantees all of their right, title and interest in and to a water line easement as set out in Deed of record in Book 3429, page 473.

JAMES A. LESEMANN NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

The actual consideration or value whichever is greater, for this transfer is $ 11,500.00

Subscribed and sworn to before me, this the 16th day of September 1977

Affiant

My commission expires: 5-5-79 (Affix Seal)

Notary Public

This is (unimproved ( ) improved (X)) property, known as 211 Twenty-Sixth Street (House Number) Old Hickory, (Street) 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 grantees, 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.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said grantees, their ~~successors~~, heirs and assigns, against the lawful claims of all persons.

Witness our hands this 16th day of September, 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.

Carnes D. Flatt (Carnes D. Flatt)
Pearl Flatt Kinle (Pearl Flatt Kinle)
Lillie Flatt Sands (Lillie Flatt Sands)
Dewey D Flatt (Dewey Flatt)
Flossie Flatt Ford (Flossie Flatt Ford)
Lydia Flatt Maxwell (Lydia Flatt Maxwell)
Emma Flatt Dance (Emma Flatt Dance)

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned *a Notary Public in and for said County and State,* Carnes D. Flatt, Pearl Flatt Kinle, Lillie Flatt Sands, ~~Dewey Flatt~~, Flossie Flatt Ford, ~~Lydia Flatt Maxwell and Emma Flatt Dance~~

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 Madison, *Tennessee*
this 16th *day of* September, 1977.

Commission expires 5-5-79 James A. Leseman *Notary Public*

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 .....

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, Dewey Flatt, Lydia Flatt Maxwell and Emma Flatt Dance, the within named 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 Davidson Co Tennessee
this 17th day of September, 1977.

Ronald W Smith Notary Public

Commission expires 4-26-78

SEP 21 77	CONV	11,500.00			
SEP 21 77	S'TAX		B*	29.90	
SEP 21 77	PR'FEE		B*	.50	
SEP 21 77	W'DEED		B*	4.00	* 34.40

WARRANTY DEED

FROM
CARNES D. FLATT ET AL
TO
CURT FLANSBURG ET UX

E 27114

IDENTIF. REFERENCE

SEP 21 10 57 AM '77

REGISTER
DAVIDSON COUNTY, TENN.

Compliments of
Madison Title Company
320 Gallatin Road
MADISON, TENNESSEE 37115
Representing
Chicago Title Insurance Company
CHICAGO, ILLINOIS