WARRANTY DEED

BOOK 5240 PAGE 493

STATE OF TENNESSEE }
COUNTY OF Davidson }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 52300 +

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3 DAY OF JAN. 1978

Notary Public

MY COMMISSION EXPIRES: 11-12-80

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
TRABER & ROBINSON, ATTYS. 107 DONELSON PIKE, NASHVILLE, TN. 37214
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
James Samuel Flowers (NAME)	Engel Mortgage Company, Inc. (NAME)	Map 75-11
644 Highland View Ct. (STREET ADDRESS OR ROUTE NUMBER)	P. O. Box 847 (STREET ADDRESS)	Par. 16
Hermitage, Tenn. 37076 (CITY) (STATE) (P. O. ZIP)	Birmingham, Al 35201 (CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, P. Stanley Jackson and wife, Gwendolyn G. Jackson

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO James Samuel Flowers and wife, Diana L. Flowers

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS: TO-WIT:

BEING Lot No. 434 on the Plan of Highlands of Tulip Grove, Section 2, as of record in Book 4675, Page 93, Register's Office for Davidson County, Tennessee.

BEING the same property conveyed to P. Stanley Jackson and wife, Gwendolyn G. Jackson by deed from Romar Construction Co., Inc., of record in Book 5089, page 36, Register's Office for said County.

The Grantees herein assume and promise to pay an obligation evidenced by an instrument of record in Book 5089, page 38, said Register's Office.

The escrow account as it relates to this property is hereby transferred to the Grantees, as is the hazard insurance.

This is unimproved ( ) improved (X) property, known as 644 Highland View Court (House Number) (Street) Hermitage Tn. 37076 (P O Address) (City or Town) (Postal Zip)

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. Wherever 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 hand S this 3rd day of JAN., 1978

P. Stanley Jackson

Gwendolyn G. Jackson

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 P. Stanley Jackson and wife, Gwendolyn C. Jackson

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, Tennessee this 5th day of January, 1978

Commission Expires 11-12-80

Notary Public

STATE OF
County

Before me, , a Notary Public within and for the State and County aforesaid, personally appeared and , with whom I am personally acquainted and who upon { his oath / their several oaths } acknowledged { himself / themselves } to be the and respectively of the the within named bargainor, a corporation, and that { he / they } 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 official seal at office at on this the day of , 19

My commission expires Notary Public

E 44827

IDENTIF. T REFERENCE!

JAN 5 11 45 AM '78

FELIX Z. ... REGISTER
DAVIDSON ... CO.

JAN-5[illegible] CONV 52,300.00
JAN-5[illegible] S'TAX B* 135.9[illegible]
JAN-5[illegible] R'FEE B* .50
JAN-5[illegible] W'DEED B* 4.00 * 140.48

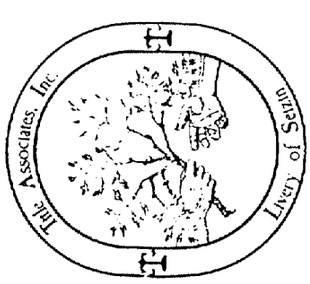
P.O. BOX 2[illegible]

WARRANTY DEED

FROM
P. Stanley Jackson, et ux

TO
James Samuel Flowers, et ux

TITLE INSURED BY POLICY NUMBER:



Compliments of
Title Associates, Inc.
REPRESENTING
US LIFE TITLE INSURANCE
Company of New York