Form No. WD-1

BOOK 5254 PAGE 771

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 32,500

X _____
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17th DAY OF February, 19 78

_____
Notary Public

MY COMMISSION EXPIRES: 10/28/78
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
EDWARD SEDDON, ATTORNEY, 1102 KERMIT DRIVE, #203, NASHVILLE, TN 37217
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Earl W. Nooner, Jr. (NAME)	Churchill Mortgage Corporation (NAME)	
2532 Woodberry Drive (STREET ADDRESS OR ROUTE NUMBER)	1835 Savoy Dr. N.E. #300 (STREET ADDRESS)	95-12
Nashville, TN 37214 (CITY) (STATE) (P. O. ZIP)	Atlanta, GA 30341 (CITY) (STATE) (ZIP)	27

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, James Samuel Flowers and wife Diana LeGreide Flowers

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Earl W. Nooner, Jr. and wife Janie Perry Nooner

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. 81, on the plan of Woodberry Park, as of record in Plat Book 2133, Page 117, 118, and 119, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

BEING the same property conveyed to James Samuel Flowers et ux. Diana LeGreide Flowers, by deed from William C. Farris et ux. Lynn R. Farris, as of record in Book 4248, Page 942, Register's Office for said County.

THIS conveyance is subject to restrictive covenants of record in Book 2297, Page 194, Register's Office for said County.

THIS conveyance is subject to any and all existing easements of record.

This is unimproved ( ) improved (X) property, known as 2532 Woodberry Dr. (House Number) (Street) Nashville, TN (P. O. Address) (City or Town) 37214 (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 hands this 17th day of February, 19 78

James Samuel Flowers X James Samuel Flowers

Diana LeGreide Flowers X Diana LeGreide Flowers

BOOK 5254 PAGE 772

STATE OF TENNESSEE
Davidson County

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named James Samuel Flowers and wife Diana LeGreide Flowers

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 17th day of February, 1978

Commission expires 10/28/78

Notary Public

STATE OF TENNESSEE
Davidson 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 (his oath) (himself) upon (their several oaths) acknowledged (themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that (he) as such _____ and (they) _____, being authorized so to do, executed the foregoing instrument for the purposes 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

WARRANTY DEED

FROM
James Samuel Flowers et ux.

TO
Earl W. Nooner, Jr. et ux.

PLEASE MAIL RECORDED DEED TO:
Alan L. Saturn, Esquire
20th Floor
First American Center
Nashville, Tennessee 37238

E 5 1 3 5 3

IDENTIF. REFERENCE

FEB 21 10 49 AM '78

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Edward Seldon
Attorney-at-Law
1102 KERMIT DRIVE, SUITE 203
NASHVILLE, TENNESSEE 37217

FEB21 78	CONV	32,500.00			
FEB21 78	S'TAX		B*	84.50	
FEB21 78	PR'FEE		B*	.50	
FEB21 78	W'DEED		B*	4.00	* 89.00