BOOK 5263 PAGE 346

FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $16,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17th DAY OF March, 1978.

Notary Public

MY COMMISSION EXPIRES: 11-25-79

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
FOLEY & WEISS, Attorneys, 908 Fidelity Federal Building, Nashville, TN 37219
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Fletcher L. Allen (NAME)	J. I. Kislak Mortgage Corporation (NAME)	71-12-5
1706 Lischey Avenue (STREET ADDRESS OR ROUTE NUMBER)	1101 Brickell Avenue (STREET ADDRESS)	
Nashville, TN (CITY) (STATE) (P. O. ZIP)	Miami, Florida (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, RICHARD WAYNE FLAIR and wife, CONNIE LOUISE FLAIR,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO FLETCHER L. ALLEN and wife, MYRTLE COLENE ALLEN,

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. 8 on the Plan of Trinity Heights Addition of record in Book 161, page 38, said Register's Office, described as follows:

SAID Lot No. 8 fronts 100 feet on the westerly side of North Fourth Street, formerly Lischey Avenue, and extends back 165 feet between parallel lines to a dead line in the rear.

BEING the same property conveyed to Richard Wayne Flair and wife, Connie Louise Flair, by deed from Howard E. Clymer and wife, Susie L. Clymer, of record in Book 4349, page 972, said Register's Office.

This conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights-of-way for public utilities applicable to this property; and taxes for the currect year which have been prorated and assumed by the Grantee(s) herein.

As part of the above consideration, the Grantee(s) herein assume and agree to pay the unpaid balance owing on a certain note executed by the Grantor(s) herein to J. I. Kislak Mortgage Corporation in the original principal amount of $12,550.00, of record in Book 4349, page 974, said Register's Office. The Grantees also assume and agree to pay the unpaid balance owing on a certain note executed by the Grantors to Third National Bank in Nashville in the original principal amount of $3,683.40 of record in Book 5171, page 31, said Register's Office.

This is unimproved ( ) improved (X) property, known as 1706 Lischey Avenue, Nashville, TN
(House Number) (Street) (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 17th day of March, 1978

Richard Wayne Flair
RICHARD WAYNE FLAIR

Connie Louise Flair
CONNIE LOUISE FLAIR

STATE OF TENNESSEE
Davidson County

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Richard Wayne Flair and wife, Connie Louise Flair,

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 March 19 78

Commission expires 11-2-79

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 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 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
RICHARD WAYNE FLAIR and wife,
CONNIE LOUISE FLAIR

TO
FLETCHER L. ALLLEN and wife,
MYRTLE COLENE ALLEN

E 55207

IDENTIF. REFERENCE

MAR 17 1 57 PM '78

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

MAR 17 78	CONV	16,000.00				
MAR 17 78	S'TAX		B*	41.60		
MAR 17 78	PR'FEE		B*	.50		
MAR 17 78	W'DEED		B*	4.00	*	46.10