FORM NO. WD-1

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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $40,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12th DAY OF April, 19 78.

Notary Public

MY COMMISSION EXPIRES: 10/[illegible]/81

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
ALAN L. SATURN, Esq. 20th Floor, First American Center, Nashville, Tennessee 37238
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
MARIA CSORNA (NAME)	THE LOMAS & NETTLETON COMPANY (NAME)	MAP 96-11
3217 Lakeland Drive (STREET ADDRESS OR ROUTE NUMBER)	P. O. Box 1056 - 3200 Pacific Avenue (STREET ADDRESS)	PARCEL 188
Nashville, Tennessee 37214 (CITY) (STATE) (P. O. ZIP)	Virginia Beach, Virginia 23451 (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, MARSHALL L. FLOWERS and wife, BONNIE N. FLOWERS

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO MARIA CSORNA

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. 102 on the Plan of Hickory Bend, Section 1, as of record in Book 3300, page 38, Register's Office for said County.

SAID Lot fronts 81 feet on the southerly side of Lakeland Drive and runs back 160.2 feet on the easterly line and 155.2 feet on the westerly line to a dead line in the rear on which it measures 62.5 feet.

BEING the same property conveyed to Marshall L. Flowers and wife, Bonnie N. Flowers by deed from Robert K. Howard and wife, Katherine C. Howard of record in Book 4672, page 307, Register's Office for Davidson County, Tennessee.

IT IS understood and agreed that part of the consideration for the transfer of this property is the agreement of the Grantees to assume the unpaid balance of a note secured by a first mortgage Deed of Trust to Murphree Mortgage Company, of record in Book 3514, page 575, Register's Office for Davidson County, Tennessee, and also that the escrow account in connection with the aforesaid Deed of Trust is hereby transferred to the said Grantees.

This is unimproved ( ) improved (XX) property, known as 3217 Lakeland Drive, Nashville, Tennessee 37214
(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 hands this 12th day of April, 19 78

Marshall L. Flowers — MARSHALL L. FLOWERS

Bonnie N. Flowers — BONNIE N. FLOWERS

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, THE UNDERSIGNED, a Notary Public in and for said County and State, the within named MARSHALL L. FLOWERS and wife, BONNIE N. 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 12th day of April 19 78

Commission expires 10/25/78

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 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
MARSHALL L. FLOWERS, et ux

BONNIE N. FLOWERS

TO
MARIA CSORNA

PLEASE FILE BOX "7"

E 59787

IDENTIF. REFERENCE

APR 14 9 14 AM '78

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

APR 14 78	CONV	40,000.00			
APR 14 78	S'TAX		8*	104.00	
APR 14 78	R'FEE		8*	.50	
APR 14 78	W'DEED		8*	4.00	* 108.50

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.