BOOK 5279 PAGE 103

This Form furnished by Attorneys Title Company, Inc.

Form No. WD-3

FROM

JOHN W. BARTON, JR., and wife
CAROLYN M. BARTON

TO

WILLIAM S. FLANAGAN and wife,
MARY L. FLANAGAN

For draftsman's use

This instrument prepared by:

Ervin M. Entrekin, Attorney
26th Floor, First American Center
Nashville, Tennessee 37238

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
William S. Flanagan, et ux (NAME)	SAME (NAME)	117-7-A
2166 Golf Club Lane (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	124
Nashville, Tennessee (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	

(FOR REGISTER'S USE)

1 IDENTIF. REFERENCE

Apr 28 3 09 PM '78

FEE REGISTER'S OFFICE DAVIDSON COUNTY, TENN.

F 62489

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 28th DAY OF April 1978.

Notary Public

~~MY COMMISSION EXPIRES:~~ Rep. Dec.

(AFFIX SEAL)

For and in Consideration of the sum of ----------TEN AND NO/100----------
----------($10.00)---------- DOLLARS

cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged,

APR28'78	CONV	40,000.00			
APR28'78	S'TAX		B*	104.00	
APR28'78	PR'FEE		B*	.50	
APR28'78	W'DEED		B*	6.00	* 110.50

We, John W. Barton, Jr. and wife, Carolyn M. Barton,

have bargained and sold, and by these presents do transfer and convey unto the said

WILLIAM S. FLANAGAN and wife MARY L. FLANAGAN

their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Being a certain building site identified as Property Map No. 124, as shown on the Plan of Gloucester Square, as of record in Book 4460, page 50, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to John W. Barton, Jr. and wife, Carolyn M. Barton by deed of Dr. Arnold Haber, Jr. of record in Book 5137, page 436, Register's Office for Davidson County, Tennessee, including all improvements thereon.

Form No. WD3a

This conveyance is made subject to the following encumbrances: (1) 1978 taxes to be prorated and assumed by Grantees. (2) The Plan of Gloucester Square of record in Book 4460, page 50, Register's Office, shown certain minimum building setback lines, easements, access limitations, and also an Owner's certificate, prohibiting alteration or change in the plan unless approved by the Metro Planning Commission and the Metro Board of Zoning Appears and also reserving easements for ingress and egress upon all access easements as shown thereon, or any approved revision thereof, for the benefit of the purchasers of building sites within the development, their invitees, lessees, and other parties claiming by, through or under them further providing that the access easements shown on said plat are reserved to Gloucester Square Cooperative Corporation and are not dedicated to the public and further providing that access easements are also dedicated as Sanitary Sewer and water easements. Specific reference to said plan is here made respecting the location of easements, setbacks and the limitations applicable to the insured premises. (3) The premises herein insured is a building site restricted by all the requirements, conditions, easements, assessments, liens, uses, building restrictions, limitations, repurchase options, burdens and other undertakings, including rights and interests of other site owners and condominium owners, and also including the requirement that all owners of building sites and condominium units within Gloucester Square by members of Gloucester Square Corporation and subject to assessment for the payment of costs incident to the maintenance of the common areas and administration of the corporation, and providing for a lien securing the payment thereof, contained in an instrument executed by Gloucester Squre Cooperative Corporation and Town Properties, Inc., dated October 20, 1971, recorded October 27, 1971, recorded in Book 4548, page 217, Register's Office for Davidson County, Tennessee

This is { unimproved ( ) / improved ( ) } property, known as 2166 Golf Club Lane, Nashville, Tennessee
(House Number) (Street) P. O. Address: (City or Town) (Postal Zone)

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said William S. Flanagan and wife, Mary L. Flanagan, their heirs and assigns, forever.

And we do covenant with the said William S. Flanagan and wife, Mary L. Flanagan, 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.

And John W. Barton, Jr. and wife, Carolyn M. Barton do further covenant and bind themselves, their heirs and representatives, to warrant and forever defend the title to the said land to the said William S. Flanagan and wife, Mary L. Flanagan, their heirs and assigns against the lawful claims of all persons whomsoever.

Witness our hand s this 24th day of April, 1978, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

John W. Barton, Jr.
JOHN W. BARTON, JR.

Carolyn M. Barton
CAROLYN M. BARTON

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JOHN W. BARTON, JR. and wife CAROLYN M. BARTON, 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 Nashville, Tennessee, this 26th day of April, 1978.

Patty J. Welch
NOTARY PUBLIC

MY COMMISSION EXPIRES: January 18 1982

PATTY J. WELCH NOTARY PUBLIC DAVIDSON COUNTY