This instrument was prepared by [illegible], Attorney at Law, 3815 Cleghorn Avenue, Nashville, TN 37215

WARRANTY DEED

BOOK 5400 PAGE 515

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Stephen F. Flatt etux Patsi W. Flatt (NAME)	Community Mortgage Corporation (NAME)	Map 74-12
5015 Bonnavista Drive (STREET ADDRESS OR ROUTE NUMBER)	8100 S. W. 81 st. Drive (STREET ADDRESS)	Parcel 164
Hermitage, TN 37076 (CITY) (P. O. ZONE) (STATE)	Miami, Fla. 33143 (CITY) (ZONE) (STATE)	4D-33512

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100---------- ($10.00)---------- *Dollars,*

cash in hand paid by the said Grantees hereinafter named, and other good and valuable considerations, the receipt of which is hereby acknowledged, including the assumption by the said Grantees of the unpaid balance of an indebtedness payable to Volunteer Trust Company, and secured by a deed of trust executed by Bobby G. Jones and wife, Rose B. Jones, of record in Book 5125, page 53, Register's Office for Davidson County, Tennessee; which said unpaid balance the said Grantees hereby agree to assume and promise to pay;

Nealy W. Perry, hereinafter called Grantor

has ~~have~~ this day bargained and sold, and do hereby transfer and convey unto the said Stephen F. Flatt and wife, Patsi W. Flatt, hereinafter called Grantees, their

~~successors~~, *heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:*

Land in Davidson County, Tennessee, being Lot No. 496 on the Plan of Hermitage Hills, Section 5, of record in Book 3300, page 1, Register's Office for said County.

Said Lot No. 496 fronts 85 feet on the southerly margin of Bonnavista Drive and extends back 161.12 feet on its westerly line and 157.5 feet on its easterly line to a line in the rear measuring 80 feet thereon.

Being the same property conveyed to Nealy W. Perry by deed from Bobby G. Jones and wife, Rose B. Jones of record in Book 5193, page 771, Register's Office for Davidson County, Tennessee, and by Decree of Fourth Circuit Court for Davidson County of record in Book 5296, page 95, said Register's Office.

This conveyance is made subject to restrictive covenants of record in Book 3222, page 154; setback lines, easements and other such limitations as shown on the Plan of record in Book 3300, page 1, Register's Office for Davidson County, Tennessee.

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

The actual consideration or value whichever is greater, for this transfer is $ 35,000.00

Subscribed and sworn to before me, this the 13th day of February 19 79.

Affiant

My commission expires: April 8 1982
(Affix Seal)

Notary Public

This is improved ( ) unimproved (X) property, known as 5015 Bonnavista Drive, Hermitage, TN 37076
(House Number) (Street) P. O. Address (City or Town)

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said Grantees, their

~~successors~~, *heirs and assigns forever.* I *covenant that* I am *lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.*, except as stated above and 1979 taxes, which have been prorated.

I *further covenant and bind* myself, my *heirs and representatives, to warrant and forever defend the title to said real estate to said* Grantees, their

~~successors~~, *heirs and assigns, against the lawful claims of all persons.*

Witness my *hand this* ~~13th~~ 14th *day of* February, 1979, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Nealy W. Perry

NEALY W. PERRY

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

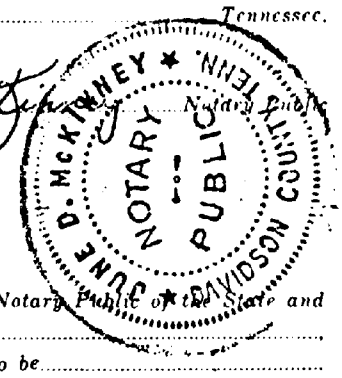
Personally appeared before me, the undersigned, *a Notary Public in and for said County and State,* Nealy W. Perry

the within named bargainor....., with whom I am personally acquainted, and who acknowledged that he *executed the within instrument for the purposes therein contained.*

Witness my hand and official seal at Nashville, TN, *Tennessee, this* ~~13th~~ 19th *day of* February, *19* 79.

June D. McKinney
Notary Public

Commission expires April 8, 1982



STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Before me, ..., *a Notary Public of the State and County aforesaid, personally appeared* ....., *with whom I am personally acquainted, and who, upon oath, acknowledged* ..... *self to be* ..... *of the* ....., *the within named bargainor, a corporation, and that* ..... *he as such* ....., *being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by* ..... *self as* .....

Witness my hand and seal, at office in ....., *this* .....*day of* ....., *19*.....

.....*Notary Public*

Commission expires .....

6127 28/72 85.50- CHECK

WARRANTY DEED

FROM
NEALY W. PERRY

TO
STEPHEN F. FLATT AND WIFE
PATSI W. FLATT

F. 1. 6 4 5 4

IDENTIF. REFERENCE

MAR 2 1 30 PM '79

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Compliments of
Madison Title Company
Greenhills Office
Phone 298-2661 3815 Cleghorn Ave.
NASHVILLE, TENN. 37215

Representing
Chicago Title Insurance Company
CHICAGO, ILLINOIS

Send to: McKinney & G
60 & West Due Rd.
Nashville, Tenn. 37214

OFFICIAL RECEIPT
FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

BOOK 5400 PAGE 517

RECEIVED OF _____

FOR _____

CO - CONVEYANCE	CC - CERTIFIED COPY	MS - MISCELLANEOUS
MO - MORTGAGE	MR - RELEASE	ST - STATE TAX CONVEY.
WD - WARRANTY DEED	UC - UNIFORM COMMERCIAL CODE	ST - STATE TAX MORT.
TD - TRUST & DEED		PF - PROBATE FEES

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			35000.00-	CAMT.
			91.00	CSTAX
			.50	PRFEE
			4.00	WDEED
				CHECK 95.50-
			6127A03/02/79	BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

F. I. 6 4 5 4

IDENTIF. REFERENCE

MAR 2 1 30 PM '79

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

No. 367829