ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS:
Richmond M. Flowers, Jr. (NAME)	Richmond M. Flowers, Jr. (NAME)	104-5
3503 Richland Avenue (STREET ADDRESS OR ROUTE NUMBER)	3503 Richland Avenue (STREET ADDRESS)	404
Nashville, TN 37205 (CITY) (STATE) (ZIP CODE)	Nashville, TN 37205 (CITY) (STATE) (ZIP CODE)	

WARRANTY DEED

For and in consideration of the sum of Sixty-Five Thousand ($65,000) ---------- DOLLARS

in cash, Jeffrey Silbar and W. Witt Jennings, III, unmarried

have bargained and sold, and by these presents do transfer and convey unto the said Richmond M. Flowers, Jr. and wife, Lucia C. Flowers.

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

Land in Davidson County, Tennessee, being part of Lot No. 68 in Division "A" on the Plan of the Richland Realty Company, which plan is of record in Book 161, page 151, of the Register's Office of Davidson County, Tennessee.

Said part of said lot begins on the southerly margin of Richland Avenue at a point five feet east of the line dividing said Lot No. 68 and Lot No. 66; said division runs thence easterly along the southern margin of Richland Avenue 50 feet; thence at right angles in a southerly direction 191 feet to the northerly margin of a twelve foot alley dedicated to the public by deed of record in Book 645, page 570, of said Register's Office; thence in a westerly direction along the northerly margin of said alley 50 feet to a point 5 feet east of the line dividing said lots Nos. 66 and 68 and thence northerly on a line parallel with the west line of said Lot No. 68, 191 feet to the beginning.

Being the same property conveyed to Jeffry Silbar and W. Witt Jennings, III, as tenants in common by deed from Virginia Rogers Bowen of record in Book 5099, page 886, Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved (X) property, known as 3503 Richland Avenue (House Number) (Street)
Nashville, TN (City or Town) 37205 (Zip Code)
(P. O. Address)

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.

Whenever 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 4th day of May, 1979.

Jeffry Silbar

W. Witt Jennings, III

BOOK 5431 PAGE 212

STATE OF TENNESSEE
COUNTY OF Davidson - CHECK

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named Jeffry Silbar and W. Witt Jennings, III

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, Tenn. this 4th day of May, 1979.

My commission expires 1-18-82 Notary Public Donna J. Phillips

NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF _____

Before me, _____, a Notary Public of the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted, and who, upon oath, acknowledged _____ to be _____ and _____ respectively of the _____, the within named bargainor, a corporation, and that _____ as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purpose 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 seal, at office in _____, this _____ day of _____, 19____.

_____ Notary Public

Commission expires _____

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration for this transfer or value of property (whichever is greater) is $ 65,000
This is equal to or greater than the property would bring at a fair and voluntary sale.

Robert L Sullivan

Sworn to and subscribed before me this 4th day of May, 1979.

My commission expires 1-18-82 Notary Public Donna J. Phillips

NOTARY PUBLIC DAVIDSON COUNTY

This instrument was prepared by:

Name	Address
Robert L. Sullivan	800 Third National Bank Bldg, Nashville, TN 37219

WARRANTY DEED

FROM Jeffry Silbar and W. Witt Jennings, III unmarried

TO Richmond M. Flowers, Jr. and wife, Lucia C. Flowers

F. 2.7.7.4.6.

IDENTIF. REFERENCE

MAY 4 11 19 AM '79

FELIX Z. NILSON II REGISTER
DAVIDSON COUNTY, TENN.

Pioneer National Title Insurance Company
Public Square Building
344 4th Avenue North
NASHVILLE, TENNESSEE 37219

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

BOOK 5431 PAGE 213

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
			65000.00- CO	
			169.00 CO TX	
			.50 PRFEE	
			4.00 WDEED	
			CHECK 173.50-	
0716A05/04/79			BAL .00	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

F.2.7.4.6

IDENTIF. REFERENCE

MAY 4 11 15 AM '79

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

No. 681922