9391 87484 235.84- CHECK

BOOK 5471 PAGE 650

FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $87,913.24

Ernest M Deering
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th DAY OF July 1979.

Notary Public

MY COMMISSION EXPIRES: 4-17-83

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
SATURN & MAZER, Atty., 20th Floor, First American Center, Nashville, TN 37238
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Ernest M. Deering (NAME)	First Federal Savings & Loan (NAME)	Map 58-15
4200 Enchanted Court (STREET ADDRESS OR ROUTE NUMBER)	Union at Fourth (STREET ADDRESS)	Parcel 37
Nashville, TN (CITY) (STATE) (P. O. ZIP)	NASHVILLE, TN (CITY) (STATE) (ZIP)	13DA 54755

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, CHARLES E. FLOWERS and wife, ALICE J. FLOWERS

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO ERNEST M. DEERING and wife, PEGGY J. DEERING

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:

LAND in Davidson County, Tennessee, being Lot No. 169 on the Plan of Enchanted Hills, Section 5, of record in Book 3700, page 132, said Register's Office, to which plan reference is hereby made for a more complete and accurate legal description.

BEING the same property conveyed to Charles E. Flowers and wife, Alice J. Flowers, by deed from Cumberland Builders, Inc., of record in Book 4950, page 631, said Register's Office.

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 secure by a first mortgage Deed of Trust to First Federal Savings & Loan Association, of record in Book 4950, page 633, 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.

unimproved ( )
This is improved (X) property, known as 4200 Enchanted Court, 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 25th day of July, 1979

Charles E. Flowers
CHARLES E. FLOWERS by Jennifer Hibbs, Atty-in-fact

Alice J. Flowers
ALICE J. FLOWERS by Jennifer Hibbs, Atty-in-fact

State of Tennessee)
County of Davidson)

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On this 25th day of July, 1979, before me personally appeared Jennifer Gibbs, to me known to be the person who executed the foregoing instrument in behalf of Charles J. Flowers and wife Alice J. Flowers, and acknowledged that she executed the same as the free act and deed of Charles J. Flowers and wife Alice J. Flowers.

Witness my hand and offical seal at Nashville, Tennessee on the 25th day of July, 1979.

My commission expires: 4-17-83

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) as such _____ and_____ (they), 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
Charles E. Flowers

TO
Ernest M. Deering

F: 4 2 3 2 9

IDENTIF. REFERENCE

JUL 26 10 33 AM '79

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

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

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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

87913.24- CO
226.54 CO TX
.50 PREP
6.00 WDEED
CHECK 235.04-
9321A07/26/79 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

F-42329

IDENTIF. REFERENCE

JUL 26 10 33 AM '79

FELIX Z. WILSON REGISTER
DAVIDSON COUNTY, TENN.

No. 699971