This instrument prepared by:
Thomas J. Stack, Jr., Atty.
First American Center
Nashville, Tennessee 37238

WARRANTY DEED

BOOK 5481 PAGE 131

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
William H. Flannagan, Jr. et ux (NAME)	First Tennessee Bank N. A. Memphis (NAME)	147-1-210
331 Gaywood Drive (STREET ADDRESS OR ROUTE NUMBER)	P. O. Box 474 (STREET ADDRESS)	
Nashville, Tennessee 37211 (CITY) (P. O. ZONE) (STATE)	Memphis, Tennessee 38101 (CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of Ten and no/100----------($10.00)---------- *Dollars,*

cash in hand paid by William H. Flannagan, Jr. and wife, Meribeth N. Flannagan and other good and valuable considerations accepted as cash, the receipt of all of which is hereby acknowledged,

We, Albert W. Wardin, Jr. and wife, Lucile Wardin,

have this day bargained and sold, and do hereby transfer and convey unto the said William H. Flannagan, Jr. and wife, Meribeth N. Flannagan, their *(successors), heirs and assigns,*

certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being Lot No. 296 on the Plan of Caldwell Hall, Section 2, as of record in Book 2900, page 96, Register's Office for Davidson County, Tennessee.

Said Lot No. 296 fronts 79.98 feet on the westerly margin of Gaywood Drive and extends back 136 feet on the northerly line and 150 feet on the southerly line, to a line in the rear on which it measures 120.8 feet.

The above described property was conveyed to Albert W. Wardin, Jr. and wife, Lucile Wardin, by deed from Kenneth E. Dever and wife, Martha G. Dever, of record in Book 4342, page 950, said Register's Office.

This conveyance is subject to a 10-foot easement for public utility purposes, anchor easement, 30-foot building setback line from Gaywood Drive, and conditions of owner's certificate, as shown on plan of record in Book 2900, page 96, Register's Office for Davidson County, Tennessee; and restrictive covenants contained in an instrument of record in Book 3097, page 407, 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 $ 54,500.00

Subscribed and sworn to before me, this the 10 day of August 19 79

Affiant

My commission expires: 4/12/82 (Affix Seal)

Notary Public

This is improved (XX) unimproved ( ) property, known as 331 Gaywood Drive, Nashville, Tennessee 37211
(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 William H. Flannagan, Jr. and wife, Meribeth N. Flannagan, their *(successors), heirs and assigns forever.* We *covenant that* we are *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 for 1979 taxes which are prorated and assumed by the purchasers.

We *further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to said real estate to said* William H. Flannagan, Jr. and wife, Meribeth N. Flannagan, their *(successors), heirs and assigns, against the lawful claims of all persons.*

Witness our hands this 10th day of August, 19 79, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Albert W. Wardin, Jr.

Lucile Wardin

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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Personally appeared before me, Nancy L. Kane, *a Notary, Public in and for said County and State,* Albert W. Wardin, Jr. and wife, Lucile Wardin

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* 10th *day of* August, *19* 79

Nancy L. Kane *Notary Public*

Commission expires 4/18/82

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 .....

F 45838

IDENTIF. REFERENCE

AUG 13 3 09 PM '79

REGISTER
DAVIDSON COUNTY, TENN.

WARRANTY DEED

FROM

Albert W. Wardin, Jr. et ux

TO

William H. Flannagan, Jr. et ux

PLEASE RETURN TO
CHICAGO TITLE INS. CO.
FIRST AMERICAN CENTER
NASHVILLE, TENN. 37238
J 236892

Compliments of
Chicago Title Insurance Company
First Floor — First American Center

Phone 255-4631
NASHVILLE, TENNESSEE 37238

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

RECEIVED OF _____

FOR _____

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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

54500.00- CO
141.70 CO TX
.50 PRFEE
6.00 MDEED
CHECK 148.20-
370BADE/13/75 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

F-45838

IDENTIF. REFERENCE

AUG 13 3 09 PM '76

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TENN.

No. 704230