"THIS INSTRUMENT PREPARED BY JOSEPH G. CUMMINGS, JR., ATTORNEY, 21st FLOOR - FIRST AMERICAN CENTER, NASHVILLE, TENNESSEE 37238"

WARRANTY DEED

~~3527~~ 09/21 398.20- CHECK

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Robert D. Flynt, et ux.	Same	Map 117-9-A
(NAME:) 19 Foxhall Close	(NAME:)	Parcel 19
(STREET ADDRESS OR ROUTE NUMBER) Nashville, TN 37215	(STREET ADDRESS)	7DA-70910
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

BOOK 5503 PAGE 218

For and in Consideration of the sum of ----Ten and no/100 ($10.00)----------

----------*DOLLARS*

and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Walter R. Benneyworth and wife, Dorothy B. Benneyworth (the "Grantors"),

F 53600

IDENTIF. REFERENCE

SEP 21 4 27 PM '79

REGISTER'S OFFICE DAVIDSON COUNTY, TENN.

.....*have bargained and sold, and by these presents do transfer and convey unto the said* Robert D. Flynt and wife, Jill S. Flynt (the "Grantees"), their .....*heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:*

Being Lot No. 19 on the Plan of Foxhall Close, a Planned Residential Development, of record in Book 4860, page 46, Register's Office for Davidson County, Tennessee, as amended in Book 5005, page 136, and in Book 5380, page 122, said Register's Office, to which reference is here made for a more complete description.

Being part of the same property conveyed to Walter R. Benneyworth and wife, Dorothy B. Benneyworth, by deed from T. H. W. Corporation, a Tennessee corporation, of record in Book 5152, page 464, Register's Office for Davidson County, Tennessee.

Said property is sold and conveyed subject to the following:

1. 1979 real property taxes, which have been prorated and assumed by the Grantees;

2. Declaration of Restrictions of record in Book 4954, page 586, Register's Office for Davidson County, Tennessee;

3. All terms, provisions, and conditions of the Charter of Foxhall Close Co-operative Corporation filed in Corporation Book Volume 0-31, page 2205, in the Office of the Secretary of State of Tennessee and recorded in Book 5147, page 812, said Register's

(continued on next page)

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 149,000.00

Subscribed and sworn to before me, this the 21 day of September, 19 79

Affiant

My commission expires: 2/23/80 (Affix Seal)

Notary Public

JOSEPH G. CUMMINGS, JR. NOTARY PUBLIC DAVIDSON COUNTY, TENN.

Office, and the By-Laws of Foxhall Close Co-operative Corporation;

4. Owner's Certificate, certain easements for public utility and drainage purposes (including easements of record in Book 3401, page 545, in Book 3947, page 20, and in Book 4844, page 826, said Register's Office, within the boundaries of the site plan of Foxhall Close), prohibitions, reservations, access easements, tables, 10-foot gas easement, 20-foot minimum building setback lines from the southerly and easterly lot lines (the setback line from the southerly lot line having been violated), and all other matters shown on the Plan aforesaid, of record in Book 4860, page 46, said Register's Office, as amended in Book 5005, page 136, and in Book 5380, page 122, said Register's Office;

5. Conveyance of water main from Foxhall Land Company to Metropolitan Government of Nashville and Davidson County, Tennessee, of record in Book 5016, page 553, said Register's Office; and

6. Conveyance of sewer line from Foxhall Land Company to Metropolitan Government of Nashville and Davidson County, Tennessee, of record in Book 5016, page 577, said Register's Office.

This is unimproved ( ) improved (X) property, known as 19 Foxhall Close, Nashville, TN 37215
(House Number) (Street) P. O. Address: (City or Town)

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 Grantors *do covenant with the said* Grantees *that* they are *lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered.*, except as stated herein.

And Grantors *do further covenant and bind* themselves, their *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.*

Witness our hands *this* 21 *day of* September, 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.*

Walter R. Benneyworth

Walter R. Benneyworth

Dorothy B. Benneyworth

Dorothy B. Benneyworth

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, ..., a Notary Public in and for said County and State, the within named Walter R. Benneyworth and wife, Dorothy B. Benneyworth

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, Tennessee, this day of September, 19 79.

Notary Public

Commission Expires 2/23/80

STATE OF .....
COUNTY OF .....

Personally appeared before me, ..., a Notary Public in and for said County and State, the within named .....

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

Witness my hand and official seal at....., this..... day of....., 19.....

....., Notary Public.

Commission Expires.....

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.....

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

BOOK 5363 PAGE 221

RECEIVED OF _____

FOR _____

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			149500.00- CO	
			388.70 CO TX	
			.50 PRFEE	
			9.00 WDEED	
			CHECK	398.20-
3527A09/21/79			BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

F.53600

IDENTIF. REFERENCE

SEP 21 4 27 PM '79

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

No. 713772