Responsible for Taxes: New Owner
James Douglas Flatt, et ux
1304 Greenfield Ave
Nashville, Tenn 37216

This Instrument Prepared By:
THOMAS E. FOX, Attorney at Law
405 Main Street
Franklin, Tn. 37064

Map 72-3
Par 327 Ind

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of Thirty Six Thousand Six Hundred Fifty ($36,650.00) Dollars, cash in hand paid, the receipt of which is hereby acknowledged, I, LILLIAN ADWELL, a single person, have this day bargained and sold and do by these presents transfer and convey unto JAMES DOUGLAS FLATT and wife, SUZANNE FLATT, a certain tract or parcel of land located and situated in Davidson County, Tennessee, more particularly described as follows, to-wit:

Lot No. 3 on the unrecorded Map of the Nashville Trust Co.'s re-subdivision of Lots 1 and 2 and a 30 foot strip lying along the westerly side of Lot No. 1 and the plan of a part of the Mora Sharpe Lands, as of record in Book 547, page 114, Register's Office for said County, described as follows:

BEGINNING at a point in the southerly margin of Greenfield Ave. at the common corner of Lots 2 and 3 on the Orighal Plan; thence with the line between said lots, 200 feet to a dead line; thence with the dead line, westerly 44 feet to a point which is 6 feet east of the original common corner of Lots 1 and 2 on the said Mora Sharpe Plan; thence northeastwardly 200 feet to the southerly margin of Greenfield Ave., which point is 20 feet east of the common corner of Lots 1 and 2 aforesaid, being the northwest corner of Lot No. 3 on the unrecorded plan mentioned above; thence with the margin of said Greenfield Ave., southwesterly 70 feet to the point of beginning. (The above lot being a part of Lot 2 on the Plan of Mora Sharpe Lands and is Lot 3 on the unrecorded Map of the Nashville Trust Co.'s re-subdivision of Lots 1 and 2 and 30 foot strip mentioned above.)

Being the same property conveyed to V. J. Adwell and wife, Lillian Adwell by Thomas E. Fox and wife, Elizabeth A. Fox as evidenced by deed of record in Book 4397, page 137, Register's Office for Davidson County , Tn. (V. J. Adwell became deceased in November of 1976).

This conveyance is made subject to an easement 2.5 ft. across the rear of the lot for a water main and another easement for sewers dated _____, 1968.

4.00 11/77 191.61 - CHECK

This property is improved property and is located at 1304 Greenfield Avenue, Nashville, Tennessee.

TO HAVE AND TO HOLD the said lands, with the improvements and appurtenances thereunto belonging to the said JAMES DOUGLAS FLATT and wife, SUZANNE FLATT, their heirs and assigns, in fee simple forever.

I COVENANT with the said JAMES DOUGLAS FLATT and wife, SUZANNE FLATT that I am lawfully seized and possessed of said land, have a good right to convey it, and it is unencumbered.

I DO FURTHER COVENANT and bind myself, my heirs and assigns, to warrant and forever defend the title to said property to the said JAMES DOUGLAS FLATT and wife, SUZANNE FLATT, their heirs and assigns, against the lawful claims of all persons.

WITNESS MY HAND on this the 7 day of November, 1979.

Lillian Adwell

Lillian Adwell

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, Thomas E. Fox, a Notary Public in and for said County and State, the within named Lillian Adwell, the bargainor, with whom I am personally acquainted, and who acknowledged that she executed the annexed instrument for the purposes therein contained.

Witness my hand and seal on this the 7 day of November, 1979.

Thomas E Fox

Notary Public

My Commission Expires:

7-21-80

STATE OF TENNESSEE, WILLIAMSON COUNTY

I, or we, [illegible] swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater is $36,650.00 which amount is equal to or greater than the amount which the property transferred would [illegible] for voluntary sale. Affiant [illegible]

Subscribed and sworn to before me this the 7 day of Nov. 79

Thomas E Fox

7-21-80

NOV 7 3 02 PM '79
FELIX Z. WILSON JT REGISTER
DAVIDSON COUNTY, TENN.

IDENTIF. REFERENCE

F. 6. 2 2 4 2

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

RECEIVED OF _____

FOR BOOK 5526 PAGE 669

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
			36650.00- CO	
			95.16 CO TX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK 101.66-	
4256A	11/07/79		BAL .00	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

F. 622442

T
IDENTIF. REFERENCE

Nov 7 3 02 PM '79

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

No. 724190