# WARRANTY DEED

BK 5550 PAGE 438

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 40,950.00

Bishop M. Sykes
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28 DAY OF December 19 79

Joe Saperstein
Notary Public

MY COMMISSION EXPIRES 5/10/81

(AFFIX SEAL)

Mail THIS INSTRUMENT WAS PREPARED BY
Joe Saperstein, Attorney, 210 25th Avenue North, Nashville, TN 37203
NAME ADDRESS

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO | MAP-PARCEL NUMBERS |
|---|---|---|
| Bishop & Marion Sykes (NAME) | Modern American Mortgage Company (NAME) | MAP 74-12 |
| 235 Bonnavista Drive (STREET ADDRESS OR ROUTE NUMBER) | P.O. Box 3318 (STREET ADDRESS) | PARCEL 164 |
| Brentwood, TN 37027 (CITY) (STATE) (P. O. ZIP) | Little Rock, Arkansas 72203 (CITY) (STATE) (ZIP) | 4D-33512 |

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, Stephen F. Flatt and wife, Patsi W. Flatt

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Bishop M. Sykes et ux, Marion Sykes

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. 496 on the Plan of Hermitage Hills, Section 5, of record in Book 3300, page 1, Register's Office for said County.

Said Lot No. 496 fronts 85 feet on the southerly margin of Bonnavista Drive and extends back 161.12 feet on its westerly line and 157.5 feet on its easterly line to a line in the rear measuring 80 feet thereon.

Being the same property conveyed to Stephen F. Flatt et ux, Patsi W. Flatt, by deed from Nealy W. Perry of record in Book 5400, page 515, RODC, Tennessee.

This conveyance is made subject to restrictive covenants of record in Book 3222, page 154; setback lines, easements and other such limitations as shown on the Plan of record in Book 3300, page 1, Register's Office for Davidson County, Tennessee.

This is unimproved ( ) improved (XX) property, known as 5015 Bonnavista Drive, Hermitage, TN 37076
(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 hands this 28th day of December, 1979

Stephen F. Flatt
STEPHEN F. FLATT

Patsi W. Flatt
PATSI W. FLATT

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BOOK 5550 PAGE 439

Personally appeared before me, Joe Saperstein, a Notary Public in and for said County and State, the within named Stephen F. Flatt et ux, Patsi W. Flatt

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 28 day of December 19 79

Commission Expires 5/10/81 Joe Saperstein Notary Public.

STATE OF
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 / they } 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 official seal at office at on this the day of 19

My commission expires Notary Public

F 70510

IDENTIF. REFERENCE

JAN 3 11 07 AM '80

FELIX Z. [illegible] II REGISTER
DAVIDSON COUNTY, TENN.

WARRANTY DEED

FROM

STEPHEN F. FLATT et ux,

PATSI W. FLATT

TO

BISHOP SYKES et ux,

MARION SYKES

TITLE INSURED BY POLICY NUMBER:

Title Associates, Inc. Livery of Seisin

Compliments of

Title Associates, Inc.

REPRESENTING

USLIFE TITLE INSURANCE
Company of New York

**OFFICIAL RECEIPT**

**FELIX Z. WILSON, II**

**REGISTER OF DAVIDSON COUNTY**
**NASHVILLE, TENNESSEE**

**RECEIVED OF** _____ BOOK 5550 PAGE 440 _____

**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 |
|---|---|---|---|---|

40950.00- CO
106.34 CO TX
.50 PRFEE
6.00 WDEED
CHECK 112.84-
5107A01/03/80 BAL .00

**RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK**

F 70510

IDENTIF. REFERENCE

JAN 3 11 07 AM '80

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

**No.** 734701