This instrument prepared by:
Joseph B. Pitt, Jr., Attorney
First American Center
Nashville, Tennessee 37238

WARRANTY DEED

BOOK 5619 PAGE 923

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Joseph D. LaBarbera and wife, Carolyn J. LaBarbera	First Tennessee Bank N. A. Memphis	117-4-312
(NAME) 1909 Cedar Lane	(NAME) P. O. Box 474	
(STREET ADDRESS OR ROUTE NUMBER) Nashville, Tennessee 37212	(STREET ADDRESS) Memphis, Tennessee 38101	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of Ten and no/100----------
----------($10.00)---------- *Dollars,*
cash in hand paid by Joseph D. LaBarbera and wife, Carolyn J. LaBarbera and other good and valuable considerations accepted as cash, the receipt of all of which is hereby acknowledged,

I, Mary Flynn, unmarried

have this day bargained and sold, and do hereby transfer and convey unto the said Joseph D. LaBarbera and wife, Carolyn J. LaBarbera *the Grantees herein, their (successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:*

Land in the 7th, formerly the 10th, Civil District of Davidson County, Tennessee, being part of Lot No. 1 on the Plan of A. B. Montgomery Lands, as of record in Plan Book 1, page 22, Chancery Court for said County, described as follows: Beginning at a point in the southerly margin of Ellenway or Cedar Lane 76 feet east of the southeast intersection of said lane and an unnamed 50 foot street; thence easterly along the southerly margin of Cedar Lane 80 feet to the northwest corner of land conveyed to E. M. Millspaugh and wife, by deed from A. G. Morris and wife, of record in Book 1115, page 75, Register's Office; thence southerly along Millspaugh's westerly line 160 feet to the north line of a 15 foot alley; thence with the margin of same westerly 80 feet to a point 88-1/2 feet east of the northeast intersection of said alley and said 50 foot unnamed street; thence northerly 160 feet to the point of beginning.

Being the same property conveyed to W. J. Flynn and wife, Mary Flynn by deed from Albert G. Morris and wife, Dorothy Morris, of record in Book 1079, page 555, Register's Office for said County, the said W. J. Flynn having since died.

This conveyance is subject to a 5-foot easement reserved for public utility purposes of record in Book 1079, page 555, Register's Office for said County.

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }
The actual consideration or value whichever is greater for this transfer is $ 62,900.00
Subscribed and sworn to before me, this the 1 day of July 19 80
Affiant
My commission expires: 4-18-82 (Affix Seal)
Notary Public

unimproved ( )
This is improved (X) property, known as 1909 Cedar Lane, Nashville, Tennessee 37212
(House Number) (Street) P.O. Address: (City or Town)

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to the said Grantees 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 1980 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 Grantees, their (successors), heirs and assigns, against the lawful claims of all persons.

Whenever 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 1st *day of* July *19* 80 *, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Mary Flynn
Mary Flynn

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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, NANCY L. KOTA, *a Notary Public in and for said County and State,* Mary Flynn, unmarried

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

Witness my hand and official seal at Nashville, (Tennessee)
this 1st *day of* July, *19*80.

Nancy L. Kota *Notary Public*

Commission expires 4-18-82

NANCY L. KOTA NOTARY PUBLIC DAVIDSON CO.

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 .....

CHICAGO TITLE INS. CO.
FIRST AMERICAN CENTER
NASHVILLE, TENN. 37238

235314

WARRANTY DEED

FROM
Mary Flynn

TO
Joseph D. LaBarbera and wife,
Carolyn J. LaBarbera

F 95879

IDENTIF. REFERENCE

JUL 2 8 51 AM '80

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

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

Phone 255-4631
NASHVILLE, TENNESSEE 37238

Chicago Title Insurance Company
2000 Richard Jones Road
Nashville, Tenn. 37215
Phone 298-2627

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

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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
			62900.00- CO	
			163.54 CO TX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK 170.04-	
7384A07/02/80			BAL .00	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

F.95879

T

IDENTIF. REFERENCE

JUL 2 8 51 AM '80

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

No. 765748