ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
John J. Griffin, et ux (NAME)	First American National Bank Guaranty Mortgage Company (NAME)	104-9-173
3812 Whitland Avenue (STREET ADDRESS OR ROUTE NUMBER)	P. O. Box 786 (STREET ADDRESS)	26W-06025
Nashville, TN. 37205 (CITY) (STATE) (ZIP CODE)	Brentwood, TN 37027 (CITY) (STATE) (ZIP CODE)	

WARRANTY DEED

BOOK 5639 PAGE 477

For and in consideration of the sum of TEN and no/100---------- DOLLARS and other good and valuable considerations, the receipt and sufficiency of which is hereby acknowledged,

NOW, THEREFORE, WE, Richmond M. Flowers, Jr., and wife, Lucia C. Flowers, hereinafter referred to as the Grantors,

have bargained and sold, and by these presents do transfer and convey unto the said John J. Griffin and wife, Kathleen P. Griffin

the GRANTEES herein, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being the easterly 60 feet of Lot No. 12, Block "D", on the Map of Whitland Realty Company's Subdivision, as of record in Book 332, page 141, Register's Office for said County.

Said part of Lot No. 12 fronts 60 feet on the northerly side of Whitland Avenue, formerly Bowling Avenue, and runs back between parallel lines 200 feet to a dead line in the rear.

Being all the same property conveyed to the Grantors herein by deed from Ellis L. Levine and wife of record in Book 5543, page 75, Register's Office for said County.

Subject to 1980 real property taxes which have been prorated this date and the Grantees assume in full.

This instrument is executed by Marbut Glenn Gaston, Jr., lawful attorney in fact for the said Richmond M. Flowers, Jr. and wife, Lucia C. Flowers, whose authority is evidenced in that certain power of attorney which is being placed of record in the pages immediately preceeding this instrument.

~~XXXXXXXXX~~ ( ) This is improved (XX) property, known as 3812 Whitland Avenue, Nashville, TN. 37205 (House Number) (Street) (P. O. Address) (City or Town) (Zip Code)

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.

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 14th day of August, 19 80.

Richmond M. Flowers Jr.
RICHMOND M. FLOWERS, JR.

Lucia C. Flowers
LUCIA C. FLOWERS

Marbut Glenn Gaston, Jr. Attorney in fact
BY: Marbut Glenn Gaston, Jr.

Marbut Glenn Gaston Attorney in fact
BY: Marbut Glenn Gaston, Jr.

STATE OF TENNESSEE
COUNTY OF Davidson

BOOK 5639 PAGE 478

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Marbut Glenn Gaston, Jr., to me known to be the person who executed the foregoing instrument in behalf of RICHMOND M FLOWERS, JR. et ux LUCIA C. FLOWERS and who acknowledged that he executed the same as the free act and deed of the said RICHMOND M. FLOWERS, JR., and wife, LUCIA C. FLOWERS for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 14th day of August, 1980.

My commission expires 4/22/84 Notary Public Barbara M Bee

STATE OF TENNESSEE
COUNTY OF _____

Before me, _____, a Notary Public of the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted, and who, upon oath, acknowledged _____ to be _____ and _____ respectively of the _____, the within named bargainor, a corporation, and that _____ 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 seal, at office in _____, this _____ day of _____, 19____.

_____ Notary Public

Commission expires _____

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration for this transfer or value of property (whichever is greater) is $ 138,500.00
This is equal to or greater than the property would bring at a fair and voluntary sale.

John J. Griffin

Sworn to and subscribed before me
this 14th day of August, 1980.

My commission expires April 12, 1983 Notary Public

This instrument was prepared by:
Marbut Glenn Gaston, Jr., Attorney at Law, 2211 Crestmoor Road, Nashville, TN. 37215
Name Address

WARRANTY DEED

FROM
RICHMOND M. FLOWERS, JR., et ux

TO
LUCIA C. FLOWERS

JOHN J. GRIFFIN et ux,

KATHLEEN P. GRIFFIN

Pioneer National Title Insurance Company
Public Square Building
314 4th Avenue North
NASHVILLE, TENNESSEE 37219

RECEIVED FOR RECORD
DAVIDSON COUNTY, TENNESSEE
AUG 19 3 03 PM '80
REGISTER

IDENTIF. REFERENCE

60328

WILKINS, ADAMS & SPICER, ATTYS.
FIDELITY FEDERAL BUILDING
401 BRO
NASHVILLE, TENNESSEE 37219

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____ BOOK 5639 PAGE 479

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
			136500.00- CO	
			360.10 CO TX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK 366.60-	
6744A	08/19/80		BAL .00	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

G 032899

T

IDENTIF. REFERENCE

AUG 19 3 04 PM '80

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TENN.

No. 774791