NOTICE: So long as the debt or any part thereof is outstanding, the property

2979

BOOK 5652 PAGE 627 FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 19,497.76

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12th DAY OF September, 1980.

Notary Public

MY COMMISSION EXPIRES: 1-11-82

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
WILKINS, ADAMS, & SPICER, Attorneys
401 Union Street, Nashville, Tennessee 37219

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
Alfred R. Flautt (NAME)	Same (NAME)	6DA 56180
3617 Sanford Avenue (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	Map 133-6
Nashville, Tennessee 37211 (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	Par 61

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, ROBERT L. VARNEY and wife, BETTY J. VARNEY

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO ALFRED R. FLAUTT

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. 7 on the plan of D. M. Mincy's Addition to Flatrock of record in Book 547, page 24, Register's Office for said County.

SAID Lot No. 7 fronts 50 feet on the westerly margin of Sanford Avenue and extends back between parallel lines 180.25 feet to an alley.

BEING the same property conveyed to Robert L. Varney and wife, Betty J. Varney by deed from Bill Waggoner and wife, Elaine Waggoner of record in Book 5578, page 449, Register's Office for Davidson County, Tennessee.

It is understood and agreed that part of the consideration for the transfer of this property is the agreement of the Grantees to assume the unpaid balance of a first mortgage contained in the installment deed from Howard W. Greenfield and wife, Audrey E. Greenfield to Bill Waggoner and wife, Elaine Waggoner of record in Book 5426, page 329, Register's Office for Davidson County, Tennessee.

This instrument is executed on behalf of Robert L. Varney and wife, Betty J. Varney by Sue McMurtry as their Attorney in Fact pursuant to a Power of Attorney which is being placed of record with this instrument.

This is unimproved ( ) improved (X) property, known as 3617 Sanford Avenue, Nashville, Tennessee
(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 hand s this 12th day of September, 19 80

Robert L. Varney
By: Sue McMurtry
Attorney in Fact
By, Sue McMurtry, atty in fact

Betty J. Varney
BY: Sue McMurtry
Attorney in Fact
By Sue McMurtry, atty in fact

NOTICE: So long as the debt or any part thereof is outstanding the [illegible]

STATE OF TENNESSEE
Davidson County

BOOK 5652 PAGE 628

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 _____, Tennessee, this _____ day of _____ 19___.

Commission expires _____

_____
Notary Public

STATE OF TENNESSEE
Davidson 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 purposes 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

WARRANTY DEED

FROM
ROBERT L. VARNEY ET UX

TO
ALFRED R. FLAUTT

G 0 8 3 4 5

IDENTIF. REFERENCE

SEP 18 8 54 AM '80

FELIX Z. WILKINSON JR REGISTER
DAVIDSON COUNTY, TENN.

Filed

WILKINS, ADAMS, WEEMS & SPICER
ATTORNEYS AT LAW
~~1000 FIDELITY FEDERAL BUILDING~~
~~401 UNION STREET~~
~~NASHVILLE, TENNESSEE 37219~~
515 Two Mile Parkway, Suite 115
Goodlettsville, Tennessee 37072

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Sue McMurtry with whom I am personally acquainted, and who acknowledged that she executed the within instrument on behalf of Robert L. Varney and wife, Betty J. Varney as their Attorney in Fact as the free act and deed of the within named Robert L. Varney and wife, Betty J. Varney.

Witness my hand and official seal at Nashville, Tennessee, this 12th day of September, 1980.

NOTARY PUBLIC
AT LARGE

Louise N. Bailey
Notary Public

My Commission Expires: 1-11-82

NOTICE: So long as the debt or any part thereof is outstanding [illegible]

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

RECEIVED OF _____

FOR BOOK 5652 PAGE 629

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
			19497.76- CO	
			50.70 CO TX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK	57.20-
2979A09/18/80			BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

G 0 8 3 4 5 *

IDENTIF. REFERENCE

SEP 18 8 5 AM '80

FELIX Z. WILSON JR REGISTER
DAVIDSON COUNTY, TENN.

No. 780816