[Address New Owner:	]Send Tax Bills to:	]Map-Parcel Numbers]
[Mr. & Mrs. Marvin B. Pflaum [1238 Jefferson Davis Court [Brentwood, Tennessee 37027	SAME	145-14-340 FH-23754
[This instrument prepared by: Boult, Cummings, Conners & Berry, [21st Floor, First American Center, Nashville, TN 37238		

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) DOLLARS cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, J. Benson Saks and wife, Ruby Saks (the "Grantor"), has bargained and sold, and by these presents does transfer and convey unto the said Marvin B. Pflaum and wife, Brenda B. Pflaum (the "Grantee"), Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described in Exhibit A which is attached hereto and incorporated herein by reference ("the Property").

This conveyance of the Property, and all covenants and warranties contained herein, are made expressly subject to the following:

1. Real estate taxes for the current year which have been prorated between the parties.

2. Restrictive Covenants of record in Book 4173, page 193, Register's Office for said County.

3. The recorded Plan of Tyne Valley Estates, Section 10, of record in Book 3700, page 136, Register's Office for said County.

[STATE OF TENNESSEE
[COUNTY OF DAVIDSON
[The actual consideration or value, whichever is greater, for [this transfer is $135,000.00.

Affiant

[Subscribed and sworn to before me this 13th day of [April, 1981.

Notary Public
My commission Expires: 1-22-84

This is improved property, known as 1238 Jefferson Davis Court, Brentwood, Tennessee 37027.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging to the said Grantee, Grantee's heirs and assigns, forever.

And Grantor does covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple; has a good right to convey it, and the same is unencumbered except as set forth hereinabove.

And Grantor does further covenant and bind Grantor and Grantor's heirs and representatives, to warrant and forever defend the title to the Property to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor has caused this Deed to be executed this 16 day of April, 1981.

Ruby Saks

Ruby Saks

J. Benson Saks

By: Ruby Saks Attorney-in-fact
Ruby Saks, Attorney-in-fact

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, [illegible], a Notary Public in and for said County and State, the within named Ruby Saks, the 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 6th day of April, 1981.

Notary Public

My Commission Expires: 1-22-84

STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this 6th day of April, 1981, before me, [illegible], a Notary Public in and for said County and State, personally appeared Ruby Saks, to me known to be the person who executed the foregoing instrument in behalf of J. Benson Saks, and acknowledged that she executed the same as the free act and deed of the said J. Benson Saks.

WITNESS my hand and seal at Nashville, Tennessee, this 6th day of April, 1981.

Notary Public

My Commission Expires: 1-22-84

Land in Davidson County, Tennessee, being Lot No. 192 on the Plan of Tyne Valley Estates, Section 10, as of record in Book 3700, page 136, Register's Office for said County.

Said Plan shows Lot No. 192 fronts 230 feet on the northerly side of Jefferson Davis Court, and extends back 300.5 feet on the easterly line and 341.1 feet on the westerly line to a dead line in the rear, which is a broken line on which it measures 230.81 feet.

Being the same property conveyed to J. Benson Saks and wife, Ruby M. Saks, by deed from Richard H. Morgan and wife, Mary S. Morgan, of record in Book 5284, page 711, Register's Office for said County.

This conveyance is subject to any and all easements, setback lines and rights-of-way of public record that are applicable to the above described property and restrictive covenants of record in Book 4173, page 193, Register's Office for Davidson County, Tennessee.

G 3.8.0.1-8

T
IDENTIF. REFERENCE

APR 20 11 19 AM '81

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

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 5734 PAGE 953

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
			135000.00- CO	
			351.00 CO TX	
			.50 PRFEE	
			12.00 MORT	
			CHECK 363.50-	
			100404/20/81 DAL .01	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

G.3.8.0.1.8
G 3 8 2 1 5
IDENTIF. REFERENCE
APR 20 11 19 AM '81
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

No. 817467