2025

WARRANTY DEED

5470

12/15 1495 PAGE 530

THIS INSTRUMENT PREPARED BY
George E. Mudter, Jr., Atty.
256 Highlands Building
Brentwood, Tennessee 37027

BOOK 5977 PAGE 627

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Mr/Ms. Joseph Z. Flautt (NAME)	new owners (NAME)	115-16
245 Fairway Drive (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	84
Nashville, TN 37214 (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	8DZ-75475

CHECK

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, HELEN C. MARTIN, JEWELL C. BRYANT, CATHERINE C. LUCK and STEVEN C. CHANDLER being all the heirs-at-law of Della C. Looney, deceased, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO JOSEPH Z. FLAUTT and wife, PAULA Y. FLAUTT,

HEREINAFTER CALLED THE GRANTEES, THEIR SUCCESSORS, 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. 25 on the Plan of West Meade Farms, Section 3, as of record in Plat Book 1835, page 4, Register's Office for said County, to which plan reference is made for a more complete description.

Being the same property conveyed to Ira J. Looney and wife, Della C. Looney by deed from Clarence C. Adams and wife, Irene H. Adams of record in Book 1971, page 115, said Register's Office. The said Della C. Looney having since died, being predeceased by Ira J. Looney.

This conveyance is made subject to: (1) Restrictions of record in Book 1851, page 258; and (2) All matters appearing on the Plan of record in Plat Book 1835, page 4, said Register's Office; and (3) 1982 Taxes, which have been prorated and assumed by the Grantees.

unimproved ( )
This is improved (X) property, known as 145 Haverford Drive, Nashville, Tennessee, 37205

TO HAVE AND TO HOLD the said tract or parcel of land, with the apurtenances, estate, title and interest thereto belonging to the said GRANTEES, their successors, 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, successors, assigns and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their successors, 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.

In witness whereof, the GRANTORS have hereunto set their hands (if a corporation, has caused its name to be signed hereto by its duly authorized officer) on this 2 day of November, 1982.

Helen C. Martin
HELEN C. MARTIN

Jewell C Bryant
JEWELL C. BRYANT

Catherine C. Luck
CATHERINE C. LUCK

Steven C. Chandler
STEVEN C. CHANDLER

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BOOK 5977 PAGE 628

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Helen C. Martin, Jewell C. Bryant and Catherine C. Luck

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 2nd day of November, 1982.

My commission expires Oct. 15, 1983 Notary Public Camille K. Batchelor

STATE OF TENNESSEE
COUNTY OF _____

Before me, the undersigned, 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 as such _____, 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 _____.

Witness my hand and official seal, at _____, this _____ day of _____, 19____.

_____ Notary Public

Commission expires _____

STATE OF Texas :
COUNTY OF Kaufman :

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Steven C. Chandler, the bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Forney, Texas, this 20 day of November, 1982.

NOTARY PUBLIC

My commission expires: 11/2/85

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 55,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13th DAY OF December, 19 82

MY COMMISSION EXPIRES: 1-20-85
(AFFIX SEAL)

Notary Public

WARRANTY DEED

FROM

HEIRS-AT-LAW OF DELLA C. LOONEY, deceased

TO

JOSEPH Z. FLAUTT and wife, PAULA Y. FLAUTT

H 2 1 5 5 8

IDENTIF. REFERENCE

DEC 15 2 31 PM '82

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

FILE BOX 38

First Title & Escrow Company, Inc.
P.O. Box 926
256 Highland Building
BRENTWOOD, TENNESSEE 37027-0926

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

RECEIVED OF _____

FOR BOOK 5977 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
			55000.00- CO	
			143.00 CO TX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK	149.50-
5470A	12/15/82		BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

H 2 1 5 5 8

IDENTIF. REFERENCE

DEC 15 2 31 PM '82

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 915744