BOOK 5015 PAGE 345

FORM NO. WD-1

H 3 4 1 1 7

IDENTIF. REFERENCE

MAR 4 10 01 AM '83

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 45820.27

Eddie S. Holtzhower
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17th DAY OF Feb., 1983

Notary Public

MY COMMISSION EXPIRES: 10/19/86

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Saturn and Mazer, Attorneys, 20th Floor, 1st American Ctr, Nashville, Ten-. 37238
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Eddie S. Holtzhower et ux	Citicorp Homeowners	148-1-68
(NAME) 215 Lucky Drive	(NAME) P.O. Box 27377	5DU 4508
(STREET ADDRESS OR ROUTE NUMBER) Nashville, Tenn. 37211	(STREET ADDRESS) St. Louis, Mo. 63141	
(CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	

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, STEPHEN P. FLANAGAN et ux CHARLENE G.

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO EDDIE S. HOLTZHOWER et ux LORETTA ANN

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. 209 on the plan of Hillbrook, Section Two, of record in Book 3300, page 12, Register's Office for said County.

Said Lot No. 209 fronts 71.0 feet on the southerly margin of Lucky Drive and extends back 212.0 feet on the easterly line and 157.3 feet on the westerly line to a dead line in the rear, measuring 121.0 feet thereon.

Being the same property conveyed to Stephen P. Flanagan et ux Charlene G., by deed from Marye M. Scurlock, unmarried, of record in Book 5299, page 549, said Register's Office.

THIS conveyance is subject to any and all existing easements of record.

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 note secured by a first mortgage Deed of Trust to Greer Mortgage Company, of record in Book 5299, Page 551, Register's Office for Davidson County, Tennessee, and also that the escrow account in connection with the aforesaid Deed of Trust is hereby transferred to the said Grantees. The said loan having since been transferred to Citicorp Homeowners.

This is unimproved ( ) improved (X) property, known as 215 Lucky Drive Nashville, TN 37211
(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 this 17th day of February, 1983

STEPHEN P. FLANAGAN Stephen P. Flanagan

CHARLENE G. FLANAGAN Charlene G. Flanagan

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Stephen P. Flanagan et ux, Cledlene G Flanagan

the bargainor, 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 17th day of February, 1983

Commission expires 10/13/86

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

TO

PREPARED BY:

SATURN & MAZER, Attorneys
20th Floor
First American Center
Nashville, Tennessee 37238

Phone: 259-3666

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
			45820.27 CO	
			119.08 CO TX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK	125.58
			0675A03/04/83 BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

H 3 4 1 1 7

IDENTIF. REFERENCE T

MAR 4 10 01 AM '83

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 932914