FORM NO. WB-1

BOOK 6090 PAGE 771

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 67,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st DAY OF July 19 83.

Notary Public

MY COMMISSION EXPIRES: 7-17-86

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
PATRICIA SPICER CARDEN-ATTORNEY
401 Union Street, Nashville, Tennessee 37219

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
David D. Flippo etux (NAME)	First American National Bank of Nash. (NAME)	52-6-75
765 Florence Avenue (STREET ADDRESS OR ROUTE NUMBER)	First American Center (STREET ADDRESS)	
Madison, Tennessee 37115 (CITY) (STATE) (P. O. ZIP)	Nashville, Tennessee 37237 (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, Lynn H. Jones and wife, Marcy F. Jones

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO David D. Flippo and wife, Shirley M. Flippo

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. 64 on the plan of Madison Heights Subdivision, Section 1, of record in Book 1424, page 6, Register's Office for said County.

Said Lot No. 64, which is a corner lot, fronts 168.3 feet on the northerly margin of Florence Avenue and fronts 58 feet on the northeasterly margin of Florence Avenue, said frontages being joined by a curve having a length of 71.19 feet, and extends back 195.5 feet on the easterly line and 270.0 feet on the northwesterly line.

Being the same property conveyed to Lynn H. Jones and wife, Marcy F. Jones by deed from Clarence Plank and wife, Elizabeth Plank, of record in Book 5310, page 30, Register Office for Davidson County.

This conveyance is subject to restrictive covenants of record in Book 1049, page 524 and in Book 1469, page 223 said Register's Office, and to the matters set forth in the aboved referenced plan of record.

The parties hereto certify that the transfer tax on this conveyance was paid in connection with the recording of a Lease Purchase Agreement of record in Book 5759, page 391, Register's Office for Davidson County, Tennessee.

This is { unimproved (X) improved } property, known as 765 Florence Avenue (House Number) (Street) Madison, Tennessee 37115 (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 1st day of July, 1983

Lynn H. Jones

Marcy F. Jones

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 Lynn H. Jones and wife, Marcy F. Jones

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 1st day of July 1983

Commission expires 7-17-83

Patricia A. Spicer
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
Lynn H. Jones and wife,
Marcy F. Jones

TO
David D. Flippo and wife,
Shirley M. Flippo

H 58849

IDENTIF. REFERENCE

JUL 7 3 53 PM '83

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

PATRICIA SPICER CARDEN
ATTORNEYS AT LAW
1008 FIDELITY FEDERAL BUILDING
401 UNION STREET
NASHVILLE, TENNESSEE 37219

DUPLICATE
Tax paid on this
In the amount of 174.20
on Instrument # C 4707
recorded in Davidson
County Registers Office
Date 7-7-83
Dep. Reg.

2 - Contract

36 7/7 5.00 - CHECK