FILE BOX 3 FORM No. WD-1

BOOK 6142 PAGE 742

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 47,450.00

Gordon Weaver
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21ST DAY OF SEPTEMBER, A.D. 1983.

Notary Public

MY COMMISSION EXPIRES: 10-14-86

(AFFIX SEAL)

NOTARY PUBLIC AT LARGE STATE OF TENN.

THIS INSTRUMENT WAS PREPARED BY
EDWARD SEDDON — 295 PLUS PARK BOULEVARD, SUITE J — NASHVILLE, TN 37217

NAME	ADDRESS	
ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Atlantic Realty, Inc.	Engel Mortgage Company, Inc.	MAP 108-8
(NAME)	(NAME)	
3210 Elm Hill Pike	P.O. Box 847	PARCEL 211
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, TN 37214	Birmingham, Alabama 35201	
(CITY) (STATE) (P.O. ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, R. W. Flowers and wife, Joy L. Flowers

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Atlantic Realty, Inc.

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. 242-B, Zone Lot Division of Lots 241, 242 & 243, Section 2, Larchwood, as of record in Plat Book 5800, Page 195, Register's Office for Davidson County, Tennessee.

BEING the same property conveyed to R. W. Flowers and wife Joy L. Flowers by deed from Frank C. Batson and wife, Judy W. Batson of record in Book 6118, Page 704, Register's Office for said County.

THIS conveyance is subject to Restrictive Covenants of record in Book 6079, Page 236, Book 5688, Page 696, Book 5681, Page 532 and Book 6011, Page 130, Register's Office for said County.

THIS conveyance is however, subject to a Deed of Trust, recorded in Book 6106, Page 352, Register's Office for Davidson County, Tennessee, securing a promissory note dated July 29, 1983, payable to Engel Mortgage Company, Inc., with a present unpaid principal balance of $46,750.00, which the Grantees herein hereby assume and agree to pay. The escrow account in connection with said loan, if any, is hereby transferred to the Grantees herein.

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

This is unimproved ( ) improved (XX) property, known as 3210 Elm Hill Pike (House Number) (Street) Nashville, TN 37214 (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 heir 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 covey 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 21ST day of SEPTEMBER, 1983

R. W. Flowers

Joy L. Flowers

CHECK 129.74

3206

STATE OF TENNESSEE
COUNTY OF Davidson

BOOK 6142 PAGE 743

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named R. W. Flowers and wife, Joy L. Flowers

the bargainors, 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 21ST day of SEPTEMBER 19 83.

Commission expires 10-14-85

Notary Public

STATE OF TENNESSEE
COUNTY OF

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 bargainer, and corporation, and that (he) / (they) as such _____ and _____, being authorized so to do, execute 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
R. W. Flowers

TO
Atlantic Realty, Inc.

RETURN TO:
SOUTHERN ESCROW COMPANY
295 Plus Park Boulevard
Suite J
Nashville, Tennessee 37217

EDWARD SEDDON
ATTORNEY-AT-LAW
295 Plus Park Blvd., Suite J
Nashville, Tennessee 37217

H 7.5 4 0 7.

IDENTIF. REFERENCE

SEP 23 9 44 AM '83

FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TN

OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 6142 PAGE 744

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
			47450.00- CO	
			123.24 CO TX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK	129.74-
			9606A09/23/83 BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

H 7 5 4 0 7

IDENTIF. REFERENCE

SEP 23 9 44 AM '83

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN

No. 980838