File Box 9

FORM NO. WD-1

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $77,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF May 1985

Notary Public

MY COMMISSION EXPIRES: 11-1-87

(AFFIX SEAL)

BOOK 6570 PAGE 1

THIS INSTRUMENT WAS PREPARED BY
John V. Adams, Attorney
3813 Cleghorn Ave., Nashville, Tennessee 37215

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Michael A. Flowers (NAME)	SAME (NAME)	Map 104-5
3602 Westbrook Avenue (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	Parcel 227
Nashville, TN 37205 (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	26W-00040

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, Layng Martine, Jr., and wife, Linda Martine,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Michael A. Flowers and wife, Nancy R. Flowers

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 the easterly part of Lot No. 502 on the Map of Richland Realty Company's Subdivision "C", as of record in Book 421, page 31, Register's Office for said County, described according to a copy of a survey thereof by S. R. Sanford, Jr., Surveyor, September 7, 1946, as follows:

BEGINNING at an old cut in the sidewalk in the north margin of Westbrook Avenue, at the southwest corner of this lot, being 55 feet east of the corner Lots Nos. 501 and 502, as measured along the present northerly margin of Westbrook Avenue as recently located; thence along the margin of said Avenue, easterly 55 feet to a stake, and continuing with the margin of the same easterly 43 feet 10 inches to a point at the beginning of a curve and continuing with the margin of said Avenue, around a curve in an easterly direction 128 feet 4 inches to a point at the beginning of another curve with a radius of 9 feet; thence around said curve in a northerly and westerly direction, to the southwesterly margin of Minnesota Avenue, or Murphy Road; thence with the margin of said Avenue or Road, as now presently located, northwesterly 270 feet to a stake and cut, being the northwesterly corner of this property and being 63 feet southeast of the corner Lots Nos. 501 and 502; thence southerly 152 feet 9 inches to the beginning.

Being the same property conveyed to Layng Martine, Jr., by deed from Ann F. Colby, unmarried, recorded in Book 6565, pages 306 and 308, said Register's Office.

This conveyance is made subject to: (a) property taxes for 1985 which have been prorated and for which Grantees will be responsible and (b) the Right of Way Agreement recorded in Book 3672 at page 375 in said Register's Office.

As part of the consideration for this conveyance Grantee assumes and agrees to pay the*

Linda Martine joines in the execution of this deed only for the purpose of conveying such marital rights as she may have in said property.

This is unimproved ( ) improved (XX) property, known as 3602 Westbrook Avenue, Nashville, Tennessee, 37205
(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 s this 30th day of May, 1985

Layng Martine, Jr.

Linda Martine

*remainder of the indebtedness evidenced by the note to which reference is made in the deed of trust recorded in Book 5951 at page 698 in said Register's Office according to the terms thereof.

STATE OF TENNESSEE
Davidson County

BOOK 6570 PAGE 2

Personally appeared before me, John V. Adams, a Notary Public in and for said County and State, the within named Layng Martine, Jr. and wife, Linda Martine

the bargainor s, with whom I am personally acquainted, and who acknowledged that tney executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 30th day of May 19 85

Commission expires 11-1-87

John V. Adams
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 (their several oaths) (his oath) acknowledged (themselves) (himself) to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that (he) as such _____ and (they) _____, 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

JOHN V. ADAMS NOTARY PUBLIC DAVIDSON COUNTY STATE OF TENNESSEE

WARRANTY DEED

J 0 9 0 7 3

FROM

Layng Martine, Jr. and wife, Linda Martine

TO

Michael A. Flowers and wife, Nancy R. Flowers

IDENTIF. REFERENCE

MAY 31 12 39 PM '85

FEE [illegible] REGISTER
DAVIDSON COUNTY, TN

Prepared By:

John V. Adams, Attorney
3813 Cleghorn Ave.
Nashville, TN 37215

File Box 9

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 6570 PAGE 3

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
			77000.00- CAMT.	
			200.20 CSTAX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK	206.70-
			3244A05/31/85 BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

J.O 9 0 7.3

IDENTIF. REFERENCE

MAY 31 12 37 PM '85

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 139795