This instrument prepared by:
David B. Herbert, ORTALE, KELLEY, HERBERT & CRAWFORD
23 Floor, L & C Tower
Nashville, TN
256-9999

BOOK 6643 PAGE 410

WARRANTY DEED

REAU E. FOLK, JR. FORM

MAP-PARCEL NUMBER(S)	NAME AND ADDRESS OF NEW OWNER(S)	SEND TAX BILLS TO
162-13	Michael P. Flynn et ux, Virginia G. Flynn and Rhonda R. Hamilton	Fleet Mortgage Company P. O. Box 1169 Milwaukee, Wisconsin 53201
FIELD BOOK NUMBER(S)	STREET ADDRESS OF SUBJECT PROPERTY (IF IMPROVED) 341 Cedarmont Drive	LOAN OR ACCOUNT NO.
		PROPERTY IS ☒ IMPROVED ☐ UNIMPROVED

EACH BOOK AND PAGE NUMBER REFERRED TO HEREIN, UNLESS OTHERWISE DESIGNATED, IS IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

For and in consideration of the sum of TEN DOLLARS ($10.00) and other good and valuable considerations, the receipt of which is hereby acknowledged, and in further consideration of the assumption of, and agreement by the grantees herein to pay the principal balance now due, plus future interest, on a certain note dated September 14, 1977 in the original principal sum of $38,850.00, payable to The Chamberlain Company, in monthly installments as set out in said note, with interest as set forth therein, and being secured by a Deed of Trust executed by Benjamin L. Wright, Jr., and wife, Eugenia H. Wright, to James R. Wyatt, Trustee, as of record in Book 5197, Page 84, and agreement by the grantees herein to pay the principal balance now due, plus future interest, on a certain note dated July 27, 1984 in the original principal sum of $30,400.00 payable to Gresham,Smith and Partners, and modified by Modification Agreement of Record in Book____, Page ____, as set out in said note and Modification Agreement with interest as set forth therein, and being secured by a Deed of Trust executed by Kizzie M. Huggins,

*(Continued below)

We, Kizzie M. Huggins, unmarried, and Brenda Faye Huggins, unmarried,

hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto Michael P. Flynn and wife, Virginia G. Flynn, as tenants by the entirety to a one-half undivided interest, and Rhonda R. Hamilton, as ~~tenant in common to a one-half undivided interest~~ hereinafter called the Grantee, his heirs, successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 36 on the Plan of Cedarwood Estates, Revised Section 1, as of record in Book 4675, page 62, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Kizzie M. Huggins, unmarried, and Brenda Faye Huggins, unmarried, by deed from Gresham, Smith and Partners as of record in Book 6347, Page 477, Register's Office for said County.

This conveyance is made subject to:

1. 1985 Metro taxes which have been prorated and assumed by Grantees;

2. Restrictive covenants of record in Book 4753, page 683, and conditions as shown on the Plan of Record in Book 4675, page 62, said Register's Office.

3. Deed of Trust of record in Book 5197, page 84, said Register's Office.

*unmarried, and Brenda Faye Huggins, unmarried, to Allen D. Lentz, Trustee, as of record in Book 6347, Page 480, Register's Office for Davidson County, Tennessee.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging, to the Grantee, his heirs, successors and assigns, forever.

And the Grantor covenants with the Grantee that he is lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered, except for 1985 taxes and the Deed of Trust of record in Book 5197, page 84, said Register's Office, which have been assumed by the Grantee.

The Grantor further covenants and binds himself, his heirs, successors and representatives to warrant and defend the title to the said land to the Grantee, his heirs, successors and assigns against the lawful claims of all persons.

Whenever 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 Grantor has hereunto set his hand (if a corporation, has caused its name to be signed hereto by its duly authorized officers) on this, the 29th day of August, 19 85.

Kizzie M. Huggins
KIZZIE M. HUGGINS

Brenda Faye Huggins
BRENDA FAYE HUGGINS

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BOOK 6643 PAGE 411

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared the within named Kizzie M. Huggins, unmarried, and Brenda Faye Huggins, unmarried,

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, the 29th day of August, 19 85.

My commission expires: 7-9-89

Notary Public

STATE OF
COUNTY OF

Before me, _____, a Notary Public in and for the State and County aforesaid, personally appeared the within named _____

the bargainor(s), with whom I am personally acquainted, and who acknowledged that _____ executed the within instrument for the purposes therein contained.

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

My commission expires:

Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE WHICHEVER IS GREATER FOR THIS TRANSFER IS $ 53,940.62

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th DAY OF August, 1985

MY COMMISSION EXPIRES: 7-9-89 (AFFIX SEAL) Notary Public

WARRANTY DEED

FROM
Kizzie M. Huggins, unmarried,
Brenda Faye Huggins, unmarried

TO
Michael P. Flynn, et ux,
Virginia G. Flynn, and Rhonda R. Hamilton

32646

IDENTIFICATION REFERENCE

AUG 30 8 25 AM '85

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

Please Return to:
ORTALE, KELLEY, HERBERT & CRAWFORD
23rd Floor, Life & Casualty Tower
Nashville, Tennessee 37219

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, _____, a Notary Public in and for the State and County aforesaid, personally appeared _____ and _____, with whom I am personally acquainted, and who upon oath acknowledged _____ to be the _____ and _____, respectively, of _____, a corporation, the bargainor, and that _____, as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the said corporation by the said _____ as such _____, and attesting the same by the said _____ as such _____.

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

My commission expires:

Notary Public

OFFICIAL RECEIPT

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

BOOK 6643 PAGE 412

RECEIVED OF _____

FOR _____

CO -CONVEYANCE
MO -MORTGAGE
WD -WARRANTY DEED
TD -TRUST DEED

CC -CERTIFIED COPY
REL -RELEASE
UCC -UNIFORM COMMERCIAL CODE

MISC -MISCELLANEOUS
CO TX -STATE TAX CONVEY
MO TX -STATE TAX MORT
PRFEE -PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

53940.62- CAMT.
140.14 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 146.64-
2360A08/30/85 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

32646

IDENTIFICATION REFERENCE

AUG 30 8 25 AM '85

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 168204