Bk 44 BOOK 6730 PAGE 704

FORM NO. WD-1

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $115,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 9th DAY OF December 19 85

Notary Public

MY COMMISSION EXPIRES: 7-18-88

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

GULLETT SANFORD & ROBINSON 230 Fourth Avenue North Nashville, Tennessee 37219
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Joe Z. Flautt etux (NAME)	Same (NAME)	130 15 0 089
2812 Tyne Boulevard (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	FH 09345
Nashville, Tennessee 37205 (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 Diane Dean Perryman (now Goodwin)

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Joe Z. Flautt and wife, Paula Y. Flautt

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 7 of Block "C" as shown on the Plan of Tyne Meade, Section 3, as of record in Book 1424, pages 12, 13, and 14, Register's Office for said County, described as follows:

Beginning on the northerly margin of Tyne Boulevard at the corner of Lots Nos 6 and 7; thence with the line between said two lots, northerly 215 feet to the common corner of Lots 6, 7, 8, and 9; thence with the line between Lots Nos. 7 and 8; westerly 209.6 feet to the easterly margin of Harpeth Hills Drive; thence with said Drive, southerly 195.26 feet to the beginning of a curve; thence around said curve with a radius of 20 feet southeasterly 31.36 feet to the northerly margin of Tyne Boulevard; thence with said Boulevard, easterly 181.76 feet to the beginning.

Being the same property conveyed to B. Keith Perryman and wife, Diane D. Perryman by deed from Richard G. Gotwald and wife, Susan C. Gotwald of record in Book 5519, page 279, said Register's Office. The said B. Keith Perryman and Diane D. Perryman having since divorced and Billy Keith Perryman having quitclaimed all his right, title and interest to Diane Dean Perryman by deed of record in Book 6213, page 300, Register's Office for Davidson County, Tennessee. The said Diane Dean Perryman having since married Ben H. Goodwin, who joins in the execution of this deed in order to convey any interest he may have in the property by virtue of his marriage.

This conveyance is made subject to the following:

1985 taxes which have been paid and assumed by Grantees

The Plan of record in Book 1424, pages 12, 13, and 14 Register's Office for Davidson County, Tennessee, shows an owner's certificate and certain easements and setback lines.

This is (unimproved) X (improved) property, known as 2812 Tyne Boulevard 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 Nineth day of December , 1985

Diane Dean Goodwin

Ben H. Goodwin

BOOK 6730 PAGE 705

STATE OF TENNESSEE
Davidson County

Personally appeared before me, _____ the undersigned _____, a Notary Public in and for said County and State, the within named _____

Diane Dean Goodwin and Ben H. Goodwin

the bargainor s, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this nineth day of December, 19 85.

Commission Expires 7-18-87

_____ Notary Public

STATE OF TENNESSEE
Davidson County

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

with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the _____ of the _____ a corporation, and that he as such _____, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as _____.

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

_____ Notary Public

Commission Expires _____

5 5 5 6 3

WARRANTY DEED

FROM

IDENTIFICATION REFERENCE

TO

Dec 9 3 03 PM '85

FILED IN MILEAGE REGISTER
DAVIDSON COUNTY, TENN.

Attorneys Title Company, Inc.
Titles Guaranteed

SUITE 175 – 222 THIRD AVENUE NORTH
NASHVILLE, TENN. 37201
TELEPHONE 244-2101

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

RECEIVED OF _____

FOR _____

BOOK 6730 PAGE 706

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

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

IDENTIFT REFERENCE 53503

Dec 9 3 03 PM '85

FELIX Z. WILSON, II
DAVIDSON COUNTY

No. 199526