file box 8/jcb

THIS INSTRUMENT PREPARED BY: **PERCY WILKINS, JR.** and **CHRISTY WILKINS IVEY**, Attorneys
2210 Crestmoor Road, Nashville, Tennessee 37215-0157

BOOK 6844 PAGE 948

ADDRESS NEW OWNER:
Timothy J. Flynn
705 Lynnbrook Road
Nashville, TN. 37215

MORTGAGEE:
Commerce Union Bank

1 Commerce Pl., Real Estate Div.
Nashville, Tennessee 37239

MAP-PARCEL NUMBERS:
117-01
071
7DA-07000

WARRANTY DEED

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, Adrienne C. Barnett (formerly Adrienne Barnett Tenison), unmarried,

hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto Timothy J. Flynn and wife, Tracy Lee Flynn

hereinafter called the Grantee, Grantee's 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. 3, Block G on the plan of W.M. Cantrell's Subdivision, of record in Book 332, page 85, Register's Office for said County.

SAID Lot No. 3, Block G fronts 100 feet on the westerly margin of Stokes Avenue, now known as Lynnbrook Road, and extends back between parallel lines 221.25 feet to a dead line.

BEING the same property conveyed to Adrienne C. Barnett (formerly Adrienne Barnett Tenison) by deed from Theodore R. Fore and wife, Mamie Kildon Fore of record in Book 5905, page 410, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all matters shown on the herein referenced plan of record in said Register's Office.

9 6 7 7 6

IDENTIFICATION REFERENCE

MAY 1 12 33 PM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

This is (un)improved property, known as 705 Lynnbrook Road, Nashville, TN. 37215.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever; and Grantor covenants with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever. (As to a corporate or partnership party, the reference to "heirs" shall be deemed to read "successors".)

Witness the execution hereof this 30th day of April, 19 86.

Adrienne C. Barnett

Adrienne C. Barnett

STATE OF TENNESSEE
COUNTY OF Davidson

On this 30th day of April, 19 86, before me personally appeared Adrienne C. Barnett, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged that she executed the same as her free act and deed.

My Commission Expires: 11-1-87

Notary Public

STATE OF TENNESSEE
COUNTY OF _____

Before me, the undersigned, of 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 ____self to be the President (or other officer authorized to execute the instrument) of the _____, the within named bargainor, a corporation, and that he as such _____, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by ____self as _____. Witness my hand and official seal, at office in _____, Tennessee, this _____ 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 $ 134,500.00.

_____
Affiant

Subscribed and sworn to before me, this the 30th day of April, 1986.

My Commission Expires: 11-1-87

_____
Notary Public

WARRANTY DEED

from:
Adrienne C. Barnett

to:
Timothy J. Flynn and wife, Tracy Lee Flynn

PERCY WILKINS, JR.
and
CHRISTY WILKINS IVEY
Attorneys at Law
2210 Crestmoor Road
P.O. Box 150157
Nashville, Tennessee 37215-0157
TN-24926

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____ BOOK 6844 PAGE 950

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
			134500.CO- CAMT.	
			349.70 CSTAX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK 356.20-	
			92Z4A05/01/86 BAL .00	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

96776

IDENTIFICATION REFERENCE

MAY 1 12 33 PM '86

FELIX Z. WILSON II-REGISTER
DAVIDSON COUNTY, TN

No. 243216