mail

THIS INSTRUMENT WAS PREPARED BY:
M. NORRIS JENKINS, ATTORNEY AT LAW
4015 Travis Drive, Nashville, TN 37211

WARRANTY DEED

Address of New Owner(s):	Send Tax Bills To:	Map/Parcel Numbers:
David M. Flowers, et ux. 931 Ilawood Drive Nashville, TN 37211	same	Map 174 Parcel 57

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged;

we, Arthur M. Smith and wife, Ellen S. Smith

hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto
David M. Flowers and Willie May Flowers

hereinafter called the Grantee(s), their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in the 5th Civil District of Davidson County, Tennessee, being Lot "I" on the survey made by E. L. Miller, Jr. & Co. October 29, 1965, as follows:

Beginning at a point in the center line of Cane Ridge Road, said point being the southeast corner of Lot "J" on said survey, conveyed to Lewis E. Randolph et ux, by deed from J. E. Moss, et al, of record in Book 3996, page 635, Register's Office for said county; thence with the center of said road and the line between Lots I, J, K and L, north 50 degrees west 103 feet and with a curve having a radius of 665 feet northwesterly 423 feet and north 13 degrees 40' west 120 feet to an iron pin at the southwest corner of Lot H; thence with the line between Lots "H" and "I", north 88 degrees 30' east 448.0 feet to an iron pin in the western boundary line of the Turner property; thence with same south 3 degrees 45' west 545 feet to an iron pin; thence south 85 degrees 45' west 92.5 feet to the beginning, containing 3.9 acres, more or less.

Being the same property conveyed to Arthur M. Smith and wife, Ellen S. Smith by deed from George M. Talley and wife, Marcelle C. Talley of record in Book 6364, page 323, Register's Office for Davidson County, Tennessee.

Taxes for the year 1986 are prorated and assumed by the Grantees herein.

*continued on next page

(x) unimproved
This is ( ) improved property at Cane Ridge Road

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

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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 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 hands this 8 day of November, 1986.

Arthur M. Smith
ARTHUR M. SMITH

Ellen S. Smith
ELLEN S. SMITH

STATE OF FLORIDA)
COUNTY OF ST. LUCIE)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Arthur M. Smith and Ellen S. Smith the within named 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 Port St. Lucie, Florida this 8 day of November, 1986.

My Commission Expires:

Notary Public, State of Florida
~~My Commission Expires Aug. 20, 1990~~
Bonded Thru Troy Fain - Insurance Inc.

NOTARY PUBLIC

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value whichever is greater, for this transfer is $ 30,000.00.

Willie May Flowers
AFFIANT

Subscribed and sworn to before me this 13TH day of NOV. 1986.

My Commission Expires:
4-12-89

NOTARY PUBLIC

*Subject to easement for transmission line granted United States of America of record in Book 2336, page 402, said Register's Office. Easement for right-of-way of Cane Ridge Road lying within boundaries of premises.
Seventy-five foot building setback line from Cane Ridge Road, T.V.A. easement across premises as shown on survey made by E. L. Miller, Jr. and Co., dated October 29, 1965.

62976
IDENTIFICATION REFERENCE
Nov 13 12 04 PM '86
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

Mail

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

RECEIVED OF _____

FOR _____

BOOK 7039 PAGE 261

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

300[illegible].00- CAMT.
84.00 CSTAX
.50 PRFEE
6.00 MDEED
CHECK 90.50-
5630A1 11/13/86 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

62976

IDENTIFICATION REFERENCE

Nov 13 12 04 PM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 11622