BOOK 7101 PAGE 733

FORM No. WD-1

FILE BOX 3

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 69,847.40
+ Charles Edward Flowers
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th DAY OF December 19 86

Notary Public

MY COMMISSION EXPIRES: 1/16/89

(AFFIX SEAL)

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

**THIS INSTRUMENT WAS PREPARED BY**
EDWARD SEDDON — 1187 VULTEE BOULEVARD — NASHVILLE, TN 37217

| NAME AND ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Charles Edward Flowers (NAME) | Mortgage Corporation (NAME) | 108-12 |
| 1204 Timber Valley Drive (STREET ADDRESS OR ROUTE NUMBER) | 2119 6th Avenue North (STREET ADDRESS) | 87 |
| Nashville, TN. 37214 (CITY) (STATE) (P.O. ZIP) | Birmingham, Alabama 35203 (CITY) (STATE) (ZIP) | |

FOR AND 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, Eugene P. Davis and wife, Saundra Louise Davis

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Charles Edward Flowers, unmarried

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.

Being Lot No. 114-B, Zone Lot Division Lot 114, East Lake Subdivision, Section Four, of record in Plat Book 6250, page 367, amending Plat Book 5800, page 245, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete legal description.

Being part of the same property conveyed to Eugene P. Davis and wife, Sandra Louise Davis by deed of record in Book 6508, page 608, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existings easements and restrictions of record.

This conveyance is subject to Restrictive Covenants of record in Book 6152, page 427 and Plat Book 6250, page 367 Register's Office for said County.

This conveyance is subject to a Deed of Trust executed by Eugene P. Davis and wife, Sandra Louise Davis, to Republic Mortgage, Inc., dated 04/05/85, with a present unpaid balance of approximately $67,847.40, of record in Book 6535, page 767, which the Grantees herein hereby assumes and agrees to pay. The escrow account in connection with said loan is hereby transferred to the Grantees.

This is unimproved ( ) improved (XX) property, known as 1204 Timber Valley Drive, Nashville, TN. 37214
(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 29th day of December, 19 86

Eugene P. Davis

Saundra Louise Davis

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Eugene P. Davis and wife, Saundra Louise Davis

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 29th day of December, 19 86.

Commission expires 11/10/89.

Notary Public

STATE OF TENNESSEE
COUNTY OF

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

WARRANTY DEED

FROM Eugene P. Davis and wife, Saundra Louise Davis

TO Charles Edward Flowers, unmarried

RETURN TO:
CUMBERLAND TITLE COMPANY, INC.
1187 Vultee Boulevard
Nashville, Tennessee 37217

EDWARD SEDDON
ATTORNEY-AT-LAW
1187 Vultee Boulevard
Nashville, Tennessee 37217

81861

IDENTIFICATION REFERENCE

JAN 9 8 14 AM '87

FELIX Z. WILCOX II REGISTER
DAVIDSON COUNTY, TN

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

RECEIVED OF _____

FOR _____

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| | | |
|---|---|---|
| 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 |
|---|---|---|---|---|
| | | | | |

09947.48- SAMT.
105.44 CSTAX
.50 PRFEE
6.00 MTGTAX
CHECK 201.94-
7866381/03/07 SAL .0

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

8 1 8 6 1

IDENTIFICATION REFERENCE

JAN 9 8 14 AM '07

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 32659