BOOK 7101 PAGE 736

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 $ 70,329.86

Charles Edward Flowers
Affiant

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

Notary Public

MY COMMISSION EXPIRES: 1-10-89

(AFFIX SEAL)

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

NAME / ADDRESS		
ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Charles Edward Flowers	Mortgage Corporation	108-12
(NAME)	(NAME)	
1206 Timber Valley Drive	2119 6th Avenue North	87
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, TN. 37214	Birmingham, Alabama 35203	
(CITY) (STATE) (P.O. ZIP)	(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-A, 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, Saundra 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, Saundra Louise Davis, to Republic Mortgage, Inc., dated 04/05/85, with a present unpaid balance of approximately $68,329.86, of record in Book 6536, page 829, 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 (X) property, known as 1206 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 hands 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 1/10/89

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, execute 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

81862

IDENTIFICATION REFERENCE

JAN 9 8 15 AM '87

FELIX Z. WILSON 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
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

7838.86- SAVIT.
150.04 SSTAX
.50 PRFEE
6.00 MISC
CHECK 203.24-
7987ALL/59/87 BAL .0

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

8 1 8 6 2

IDENTIFICATION REFERENCE

JAN 9 8 15 AM '87

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No32660