Box 8
C8

THIS INSTRUMENT PREPARED BY: **PERCY WILKINS, JR.** and **CHRISTY WILKINS IVEY**, Attorneys
2405 Crestmoor Road, Nashville, Tennessee 37215-0157

SEND TAX BILLS

ADDRESS NEW OWNER:
James Flexer
330 Stahlman Building
Nashville, TN 37201

MORTGAGEE:
Equitable Mortgage Resources

P.O. Box 6515
Clearwater, Florida 33518

MAP-PARCEL NUMBERS:
MAP 104-1
PAR 15
11W-85020

WARRANTY DEED BOOK 7324 PAGE 583

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,

Elliott C. Gilbert and wife, Lavonne C. Gilbert

hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto James Flexer and Joe A. Collier

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. 40 on the plan of Valley View Subdivision, Section 1, Second Revision, of record in Book 2331, page 113, Register's Office for said County.

SAID Lot No. 40 fronts 57 feet on the southerly margin of Lookout Drive and extends back 104.12 feet on the westerly line and 105.55 feet on the easterly line to a dead line in the rear, measuring 57 feet thereon.

Being the same property conveyed to Elliott C. Gilbert and wife, Lavonne C. Gilbert by deed from Jess W. Love, Jr. and wife, Barbara A. Love of record in Book 5256, page 988, Register's Office for Davidson County, Tennessee.

The property herein conveyed is subject to restrictive covenants of record in Book 2446, page 146, and amended in Book 2487, page 19, said Register's Office, and to the matters set forth in the above referenced plan of record.

This conveyance is made subject to a first mortgage deed of trust of record in Book 5256, page 990, Register's Office for Davidson County, Tennessee, securing a note dated February 24, 1978 in the orginal principal amount of $24,900.00 to Exchnage Bond & Mortgage Corporation.

5 5 5 IDENTIFICATION AUG 13. 9 58 AM DAVIDSON COUNTY

This is (~~a~~) improved property, known as 3811 Lookout Drive, Nashville, TN 37209.

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 24th day of July, 19 87.

Lavonne C. Gilbert

Elliott C. Gilbert

STATE OF ~~TENNESSEE~~ Arkansas
COUNTY OF ~~Davidson~~ Pulaski

On this 24th day of July, 19 87, before me personally appeared Elliott C. Gilbert and wife, Lavonne C. Gilbert, 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 he executed the same as their free act and deed.

NOTARY PUBLIC

My Commission Expires: Aug 17, 1991

Notary Public

STATE OF TENNESSEE
COUNTY OF _____

BOOK 7324 PAGE 581

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 $ 33,331.19.

Corinne B. Garrett
Affiant

Subscribed and sworn to before me, this the 24th day of July, 1987.

My Commission Expires: 3-8-89

Notary Public

WARRANTY DEED

from:
Elliott C. Gilbert and wife,
Lavonne C. Gilbert

to:
James Flexer and Joe A. Collier

PERCY WILKINS, JR.
and
CHRISTY WILKINS IVEY
Attorneys at Law
2405 Crestmoor Road
P.O. Box 150157
Nashville, Tennessee 37215-0157

TN 20846

OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 7324 PAGE 585

CO - CONVEYANCE		CC - CERTIFIED COPY		MISC - MISCELLANEOUS	
MO - MORTGAGE		REL - RELEASE		CO TAX - STATE TAX CONVEY	
WD - WARRANTY DEED		UCC - UNIFORM COMMERCIAL CODE		MO TAX - STATE TAX MORT	
TD - TRUST DEED				PRFEE - PROBATE FEE	
DATE	SYMBOL	VALUATION	TAX AND FEES		TOTAL

33.50 MIL.
93.24 [illegible]
.50 [illegible]
6.00 [illegible]
CHECK 91.74
1216A08/13/87 CAL .08

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

5552 I.

IDENTIFICATION REFERENCE

AUG 13 8 52 AM '87

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 05146