THIS INSTRUMENT PREPARED BY: Mail
STEWART, BLACK & UNDERHILL, ATTORNEYS
223 MADISON STREET, SUITE 108
POST OFFICE BOX 887
MADISON, TENNESSEE 37115

BOOK 7381 PAGE 64

NAME/ADDRESS OF NEW OWNER(S):

HENRY A. DEBERRY ET UX,
MARGIE DEBERRY
1213 SOUTH GRAYCROFT AVENUE
MADISON, TENNESSEE 37115

MORTGAGEE(S):

HAROLD J. FLINN ET UX,
ANNE K. FLINN

SEND TAX BILLS TO:

HENRY A DEBERRY ET UX,
MARGIE DEBERRY
1213 SOUTH GRAYCROFT AVENUE
MADISON, TENNESSEE 37115

MAP AND PARCEL NOS.:

MAP 51-10
PARCEL 4
11D-18410

7501 1

IDENTIFICATION REFERENCE

OCT 19 9 24 AM '87

DAVIDSON COUNTY, TN

STATE OF TENNESSEE)
COUNTY OF ~~DAVIDSON~~)

I, We, hereby swear or affirm that, to the best of Affiant's knowledge and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is $ 110,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Henry A. DeBerry
AFFIANT

Subscribed and sworn to before me this the 16th day of October, 1987.

Donna L. Wilson
NOTARY PUBLIC

MY COMMISSION EXPIRES:
11-12-89

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 DOLLARS ($10.00), cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, HAROLD J. FLINN ET UX, ANNE K. FLINN, hereinafter referred to as "GRANTOR(S)", have this day bargained and sold , and by these presents do hereby transfer and convey unto the said HENRY A. DEBERRY ET UX, MARGIE DEBERRY hereinafter referred to as "GRANTEE(S)" their heirs and assigns, certain real estate in Davidson County, Tennessee, being more particularly described in Exhibit "A", which is attached hereto and incorporated herein by reference, together with all right, title and interest of Grantor(s) in and to any easement and right-of-way adjoining or abutting said real estate and any covenants and other rights appurtenant thereto (the "Property").

This is improved property known as 1213 South Graycroft Avenue, Madison, Tennessee 37115.

TO HAVE AND HOLD the Property, with the appurtenances, estate, title and interest thereto belonging, to the said Grantee(s) their heirs and assigns forever, and we covenant with the Grantee(s), their heirs and assigns, that we are lawfully seized and possessed of the "Property" in fee simple, and have a good right to convey it, and that the same is unemcumbered except as set forth in Exhibit "B", which is attached hereto and incorporated herein.

Grantor(s) further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the "Property" to Grantee(s), their heirs and assigns against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, Grantor(s) have caused this Warranty Deed to be executed as of the 16th day of October, 1987.

Harold J. Flinn
HAROLD J. FLINN

Anne K. Flinn
ANNE K. FLINN

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a notary public, HAROLD J. FLINN with whom I am personally acquainted, (or proved to me on the basis of saitsfactory evidence) and who acknowlegded that he executed the within instrument for the purposes therein contained.

WITNESS my hand this 16th day of October, 19 87.

Diana L. McKinney
NOTARY PUBLIC

MY COMMISSION EXPIRES: 11-17-89

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a notary public, ANNE K. FLINN with whom I am personally acquainted, (or proved to me on the basis of saitsfactory evidence) and who acknowlegded that she executed the within instrument for the purposes therein contained.

WITNESS my hand this 16th day of October, 1987.

Diana L. McKinney
NOTARY PUBLIC

MY COMMISSION EXPIRES: 11-17-89

" EXHIBIT A " BOOK 7381 PAGE 66

Being Lot No. 27 on the Plan of Oakland Acres, Section III, as of record in Book 2133, page 34, Register's Office for Davidson County, Tennessee, more particularly described as follows:

Beginning at a point in the easterly margin of Graycroft Avenue, the common front corner of Lots Nos. 26 and 27 on said Plan; thence eastwardly along the dividing line between said two lot, 234.5 feet to a concrete monument; thence southwardly 160.0 feet to a concrete monument in the northerly margin of Freda Villa; thence westwardly along the northerly margin of said Freda Villa 48.2 feet to a monument; thence continuing westwardly 176.1 feet to a monument which is the beginning of a curve with a radius of 25 feet; thence around said curve 39.3 feet to a point in the east margin of Graycroft Avenue; thence northeastwardly along the east margin of said Graycroft Road, 125 feet to the point of beginning.

Being the same property conveyed to Harold J. Flinn et ux, Anne K. Flinn by deed from Robert L. Jones et ux, Johnnie Ruth Jones of record in Book 6796, page 305, said Register's Office.

" EXHIBIT B "

This conveyance is subject to the following:

1. Real Property Taxes.

2. The Plan of record in BOok 2133, page 34, said Register's Office.

OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 7381 PAGE 67

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

110000.00- CAMT.
308.00 CSTAX
.50 PRFEE
9.00 WDEED
CHECK 317.50-
3855A10/19/87 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

7:50 A.M.

IDENTIFICATION REFERENCE

OCT 19 9 24 AM '87

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 27272