34

BOOK 7431 PAGE 858

Address New Owner:	Send Tax Bills To:	Map/Parcel
Edward T. Flynn etux	EDWARD T. FLYNN ETUX	Map 83-15
2808 PADEN DRIVE	2804 PADEN DRIVE	Par 49
NASHVILLE, TN 37206	NASHVILLE, TN 37206	15DA-54746

WARRANTY DEED

FOR AND IN CONSIDERATION 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, SALLIE MULLINS HEATH, INDIVIDUALLY AND AS EXECUTRIX OF THE ESTATE OF ALMA M. CAMPBELL, DECEASED, hereinafter called the Grantor, has bargained and sold and by these presents does transfer and convey unto the said EDWARD T. FLYNN and wife, STELLA FLYNN, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in the County of Davidson, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 77 on the Plan of Fortland Park, Section II, as of record in Book 2900, Page 40, Register's Office for Davidson County, Tennessee.

Said Lot No. 77 fronts 85 feet on the north side of Paden Drive and extends back 163.7 feet on the east line and 155.5 feet on the west line, to a dead line in the rear, which is a broken line, on which it measures 103.9 feet.

Being the same property conveyed to Alma M. Campbell by deed from Leburn Elkins and wife, Edith P. Elkins, of record in Book 3407, Page 625, Register's Office for Davidson County, Tennessee. Sallie Mullins Heath acquired title by Will of Alma M. Campbell, deceased, of record in Will Book 160, Page 553, Probate Court Clerk's Office for Davidson County, Tennessee.

This property is conveyed subject to the Plan of record in Book 2900, Page 40, said Register's Office; Restrictive Covenants of record in Book 2963, Page 612, amended in Book 3431, Page 127, said Register's Office; and to all applicable local government planning, building and zoning regulations.

This is improved property known as 2804 Paden Drive, Nashville, Tennessee.

TO HAVE AND TO HOLD the said real estate, with the appurtenances, estate, title and interest thereto belonging to the said EDWARD T. FLYNN and wife, STELLA FLYNN, their heirs and assigns, forever.

AND GRANTOR COVENANTS that she is lawfully seized and possessed of said real estate, in fee simple, that she has a good and valid right to convey it and that the same is unencumbered.

AND GRANTOR DOES further covenant and bind herself, her heirs and assigns, to warrant and forever defend the title to the said real estate against the lawful claims of all persons whomsoever.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

32401

IDENTIFICATION REFERENCE

DEC 22 10 31 AM '87

DAVIDSON COUNTY, TN

2256 12/22 0101 03CHECK 157.70

WITNESS my hand on this 18 day of December, 1987.

Sallie Mullins Heath,

SALLIE MULLINS HEATH,
Individually

Sallie Mullins Heath, exec.,

SALLIE MULLINS HEATH, EXECUTRIX
of the Estate of Alma M.
Campbell, deceased

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $54,000.00.

X Edward T. Flynn
AFFIANT

Sworn to and subscribed before me this 18 day of December, 1987.

David Coleman
NOTARY PUBLIC

My commission expires: 5/13/89.

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Sallie Mullins Heath, Individually and as Executrix of the Estate of Alma M. Campbell, deceased, the bargainor, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee, this 18th day of December, 1987.

Tom G. Coleman Jr.
NOTARY PUBLIC

My commission expires: 4-17-1988.

Prepared By:
Tom G. Coleman, Jr., Attorney
Coleman Real Estate Closing Service, Inc.
9000 E. Church St.
Brentwood, TN 37027

OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 7431 PAGE 860

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
			CAMT	54000.00
			CON TX	151.20
			PRFEE	0.50
			WDEED	6.00
			TOTAL	157.70
			CHECK	157.70
12/22/87	01		10:33 0001	2156

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

92401

IDENTIFICATION REFERENCE

DEC 22 10 31 AM '87

REGISTER'S OFFICE
DAVIDSON COUNTY, TN

No. 47276