File Book 6
A&H

THIS INSTRUMENT PREPARED BY:

WATTS & UNDERWOOD, ATTORNEYS
Suite 150
2000 Richard Jones Road
Nashville, Tennessee 37215

WARRANTY DEED

BOOK 7512 PAGE 753

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Timothy Flynn (NAME)	Union Planters National Bank (NAME)	Map 117-09
2418 Valley Brook Road (STREET ADDRESS OR ROUTE NUMBER)	3904 Hillsboro Road (STREET ADDRESS)	Parcel 66
Nashville, TN 37215 (CITY) (STATE) (ZIP)	Nashville, TN 37215 (CITY) (STATE) (ZIP)	FB#07DA 36040

FOR AND IN CONSIDERATION of the sum of TWO HUNDRED TWENTY FIVE THOUSAND AND NO/100----------
----------($225,000.00) Dollars.

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN
APR 8 4 17 PM '88

IDENTIFICATION REFERENCE

20096

Margaret L. Smith

have this day bargained and sold, and do hereby transfer and convey unto the said Timothy and

Tracy Flynn d/b/a Constructive Ideas

2962 04/08 0101 03CHECK 636.50

the Grantees herein, their (successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

LAND in the Seventh (7th) Civil District of Davidson County, Tennessee, described as follows:

BEING Lot No. 7 of Block 5 of the Plan of Woodmont Estates as of record in Book 974, page 29, Register's Office for Davidson County, Tennessee, which Lot is more particularly described as follows:

BEGINNING at a concrete corner post, same being the northeast corner of this tract: Thence South 12 degrees 15 minutes West 268.0 feet to a stake in the north margin of Valley Brook Road; thence with said road North 85 degrees 30 minutes West 42.4 feet to the point of curve; thence with same on a 7 degree curve to the right 163.6 feet to a stake; thence North 23 degrees East 262.0 feet to a concrete corner post; thence South 85 degrees 30 minutes East 160.0 feet to the point of beginning.

BEING the same property conveyed to Margaret L. Smith by deed from Third National Bank in Nashville, Trustee under Will of G. A. Puryear, Sr., of record in Book 1165, page 4, Register's Office for Davidson County, Tennessee.

Walter Smith, husband of Margaret L. Smith, joins in this conveyance to convey any interest he may have in the property, particularly any marital interest.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $225,000.00

Subscribed and sworn to before me this the 8 day of April, 19 88

Affiant

My commission expires: 4/11/92
(Affix Seal)

Notary Public

unimproved ( ) improved (X) property known as 2418 Valley Brook Road, Nashville, Tennessee
(House Number) (Street) P.O. Address (City or Town)

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantees their (successors), heirs and assigns forever we covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, their (successors), heirs and assigns, against the lawful claims of all persons.

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.

Witness our hands this 5th day of April, 1988, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

Walter Smith
Walter Smith

Margaret L. Smith
Margaret L. Smith

STATE OF FLORIDA
COUNTY OF . DADE

BOOK 7512 PAGE 754

Personally appeared before me Karen Nenninger, *a Notary Public in and for said County and State* Margaret L. Smith and Walter Smith

the within named bargainor S, *with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that* they *executed the within instrument for the purposes therein contained.*

Witness my hand and official seal at Dade County, Florida
this 5th *day of* April, *19* 88.

Karen Nenninger *Notary Public*

Commission expires 1988

KAREN NENNINGER NOTARY PUBLIC STATE OF FLORIDA

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, _____, *a Notary Public 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* _____ *of the* _____, *the within named bargainor, a corporation, and that* _____*he as such* _____ *being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by* _____*self as* _____.

Witness my hand and seal, at office in _____,
this _____ *day of* _____, *19*____.

_____ *Notary Public*

Commission expires _____

WARRANTY DEED

FROM

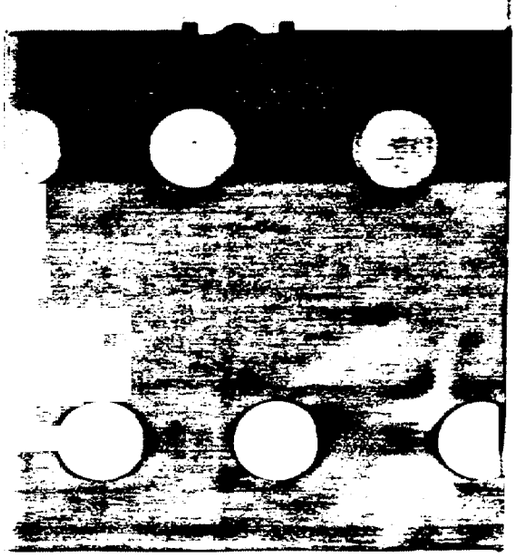
Margaret L. Smith

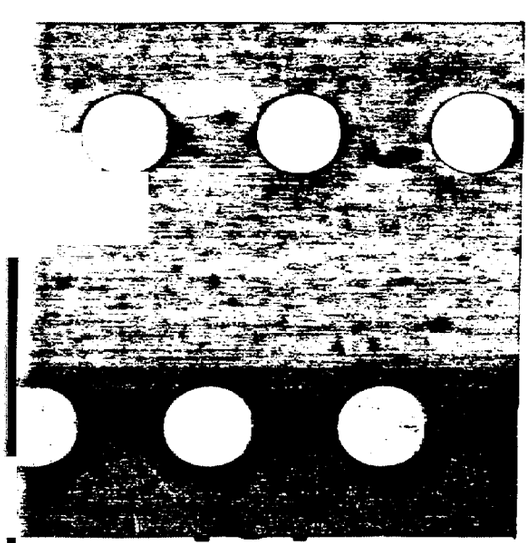
TO

Timothy Flynn and

Tracy Flynn d/b/a

Constructive Ideas





OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 7512 PAGE 755

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	225000.00
CON TX	630.00
PRFEE	0.50
WDEED	6.00
TOTAL	636.50
CHECK	636.50

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 04/05/88 03 [illegible] 0001 2962

20096

IDENTIFICATION REFERENCE

Apr 8 4 17 PM '88

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 79137