This Instrument Prepared By:
Kristine M. Hanson, Attorney
Lehman Land Title, Inc.
155 Franklin Road, Suite 151
Brentwood, Tennessee 37027

FILE BOX
#52

BOOK 7531 PAGE 347

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Martin Flanagan	SunTrust Mortgage, Inc.	136-6-42
(NAME)	(NAME)	
3552 Colony Point West	P.O. Box 105277	
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, TN 37217	Atlanta, GA 30348-5277	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of ----------Ten and No/100----------

----------($10.00)---------- *Dollars.*

Cash in hand paid by Martin Flanagan, unmarried, and other good and valuable considerations accepted as cash, the receipt of all of which is hereby acknowledged,

05/02 0101 CHECK 287.90

Leonard J. DeBolt, unmarried

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

Martin Flanagan, unmarried

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

Being Lot No. 245 on the Plan of Priest Lake Park, Section 5, of record in Plat Book 4460, pages 174, 175 and 176, said Register's Office for Davidson County, Tennessee.

Said Lot 245 fronts 47.16 feet on the north margin of Colony Point West and extends back 139.60 feet on the southwest line, and 148.40 feet on the southeast line, to a line on the rear which is a broken line on which it measures 198.23 feet.

Being the same property conveyed to Leonard J. DeBolt and wife, Laquita J. DeBolt by deed from William A. King and wife, Jo Ann King of record in Book 4921, page 787, Register's Office for Davidson County, Tennessee.

The said Laquita J. DeBolt having since died.

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN
MAY 2 11 55 AM '88
IDENTIFICATION REFERENCE
26149

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
The actual consideration or value whichever is greater, for this transfer is $ 100,500.00
Subscribed and sworn to before me this the 29th *day of* April *19* 88
Affiant
My Commission expires: 5/19/91 *(Affix Seal)*
Notary Public

unimproved ( )
This is improved (X) property, known as 3552 Colony Point West, Nashville, TN 37217
(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 29th *day of* April *, 19* 88 *, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Leonard J. DeBolt

Leonard J. DeBolt

BOOK 7531 PAGE 348

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me Judy A. Lehman, *a Notary Public in and for said County and State* Leonard J. DeBolt

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

Witness my hand and official seal at Brentwood, *Tennessee, this* 29th *day of* April, *19* 88

Judy A. Lehman
Notary Public

Commission expires May 19, 1991

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

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

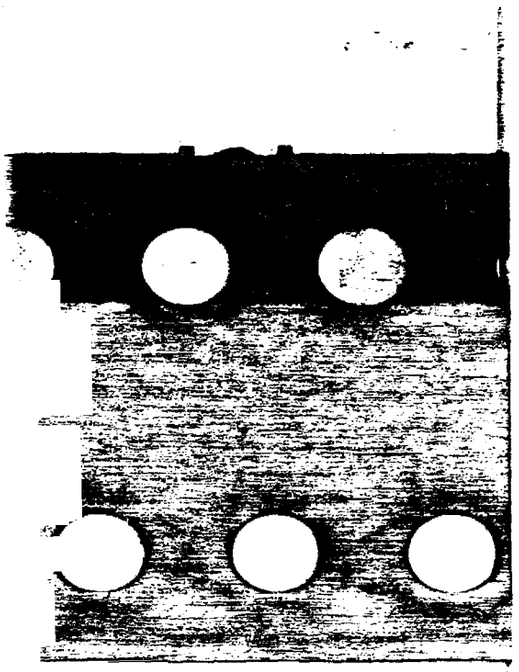
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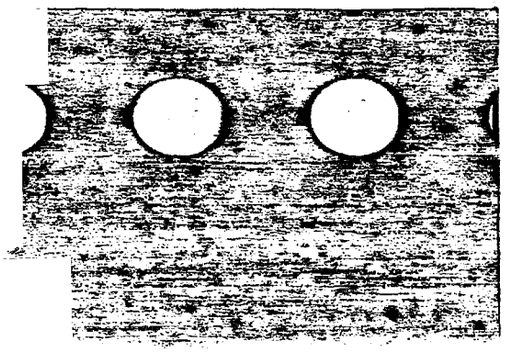
Leonard J. DeBolt, unmarried

TO

Martin Flanagan, unmarried

Compliments of
LEHMAN LAND TITLE, INC.
155 Franklin Road, Suite 151
Brentwood, Tennessee 37027
Phone (615) 371-8999





OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 7531 PAGE 349

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	
	100500.00
CON TX	281.40
PRFEE	0.50
WDEED	6.00
RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK	287.90
CHECK	287.90

05/02/88 01 11:54 0001 1965

26149

IDENTIFICATION REFERENCE

MAY 2 11 55 AM '88

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 86255