WARRANTY DEED

Please Mail Back To:
Doak & Holland
Hermitage Professional Mall
105 Bonnabrook Dr. Suite 207
Hermitage Tn 37076

FROM MARIE B. GRAY and MILDRED WAGONER

ADDRESS NEW OWNER(S) AS FOLLOWS:
WAYNE A. FLATT and wife, DONNA G. FLATT
211 Brandywine Drive, Old Hickory, TN 37138 BOOK 7621 PAGE 124

SEND TAX BILLS TO:
SAME AS ABOVE

PREPARED BY:
DOAK & HOLLAND, ATTORNEYS, 105 Bonnabrook Drive, Suite 207, Hermitage, TN 37076

MAP-PARCEL NOS:
54-13/76

{STATE OF TENNESSEE COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION, OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 154,900.00 Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 3 August 1988
DATE

Debra A. Randall
NOTARY PUBLIC

MY COMMISSION EXPIRES 5-8-91

AFFIX SEAL

FOR AND and IN CONSIDERATION OF the sum of ----------TEN and 00/100---------- DOLLARS

----------($10.00)----------

and other good and valuable considerations in hand paid by Grantees.

MARIE B. GRAY and MILDRED WAGONER

GRANTOR(S) have (has) bargained and sold, and by these presents do(es) transfer and convey unto the said

WAYNE A. FLATT and wife, DONNA G. FLATT,

their (his, her, its) heirs, successors and assigns,

a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

BEING Lot No. 46 on the Plan of Section I, Brandywine Farms, as of record in Book 3600, Page 79, Register's Office for said County, and described as follows: BEGINNING at a point in the easterly margin of Brandywine Drive, at the common corner of Lots 45 and 46; thence with the line between said lots, easterly 220 feet; thence South 8° 34' West 209.9 feet to a monument in the northerly margin of Rising Sun Lane; thence with the same, westerly 159.4 feet to a monument at the beginning of a curve; thence around said curve, northwesterly 39.27 feet to a point in the easterly margin of Brandywine Drive; thence with the margin of the same, northwardly 175 feet to the point of beginning.

BEING the same property vested in Marie B. Gray and Mildred Wagoner, each a 1/2 undivided interest by Will from Lorene Hatman Rose, of record in Will Book 162, Page 534, of record in Probate Court Clerk's Office for Davidson County, Tennessee.

56630

IDENTIFICATION REFERENCE

Aug 8 8 48 AM '88

FEE $ 7 WILLIAM M. REGISTER DAVIDSON COUNTY, TN

This unimproved (X) property, known as 211 Brandywine Drive, Old Hickory, Tennessee 37138
Number Street City State Zip

BOOK 7621 PAGE 125

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their ..... heirs, successors and assigns, forever.

AND we do covenant with the said Grantees ..... that we are lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered except of record.

AND we, Grantors do(es) further covenant and bind ourselves, our ..... heirs and representatives, to WARRANT and forever defend the title to the said land to the said Grantees, their ..... heirs successors and assigns against the lawful claims of all persons whomsoever.

WITNESS our hands this 3rd day of August 1988

Marie B. Gray
MARIE B. GRAY

Mildred Wagoner
MILDRED WAGONER

{STATE OF TENNESSEE ; COUNTY OF DAVIDSON } (Individual Acknowledgment)

Personally appeard before me, the undersigned, a Notery Public in and for said County and State, the within named MARIE B. GRAY and MILDRED WAGONER

the bargainer(s), with whom I am personally acquainted, and acknowledged that they (he, she) executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee
City State

this 3rd day of August 1988

5-13-89
Comission Expires

Notary Public

(AFFIX SEAL)

{STATE OF ..... ; COUNTY OF ..... } (Corporate Acknowledgment)

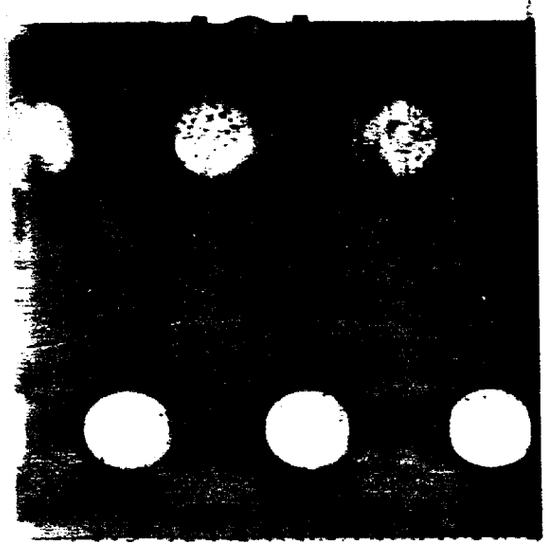
Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared ..... with whom I am personally acquainted, and who, upon oath, acknowledged ..... self to be (Title) ..... of the ..... , a corporation, the within named bargainer, and that ..... he as such (Title) ..... being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by ..... self as (Title) .....

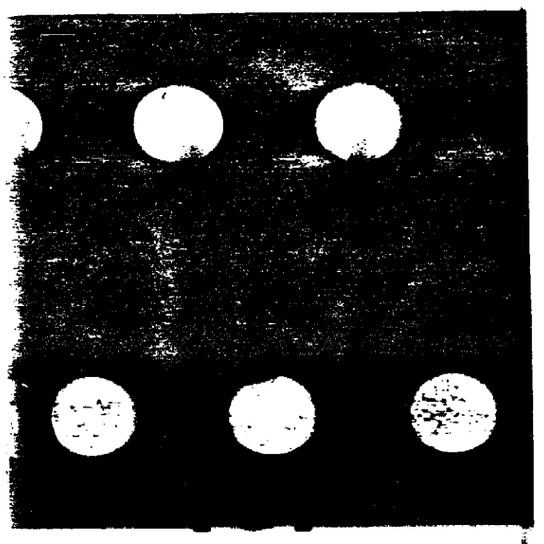
WITNESS my hand and seal, at office in CITY: ..... STATE: .....

this ..... day of ..... 19 .....

Commission Expires Notary Public

(AFFIX SEAL)





OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 7621 PAGE 126

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 154900.00
				CON TX 511.17
				PRFEE 0.50
				MISC 6.00
				TOTAL 517.67
				CHECK 517.67
08/08/88	01			08:51 0001 4643

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

56630

IDENTIFICATION REFERENCE

AUG 8 8 08 AM '88

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TN

No. 121225