Box 12
Return to
4th Floor

WARRANTY DEED

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

BOOK 7836 PAGE 368

The actual consideration or value, whichever is greater, for this transfer is $ 65,900 .

H. Curt Flatt III
(Affiant)

Subscribed and sworn to before me, this the 4th day of MAY , 1989 .

Notary Public
My commission expires: 07/14/92

4131 05/08 0101 03CHECK 223.97

THIS INSTRUMENT WAS PREPARED BY:
Metropolitan Federal Savings & Loan Assn.
230 Fourth Avenue, North, Nashville, Tennessee 37219

| Address New Owner(s) as follows: | Send Tax Bills To: | Map-Parcel Nos. |
|---|---|---|
| H.CURTIS FLATT,III etux | Metropolitan Federal S&L Assn. | 75-7-206 |
| (Name) | P.O. BOX 995 | 4D-68777 |
| 102 RACHELS TRAIL COURT | Nashville, Tn. 37202-0995 | |
| (Street Address) | | |
| HERMITAGE, TN 37076 | | |
| (City) (State) (P.O. Zip) | | |

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE
UNION FINANCIAL CORPORATION
HEREINAFTER CALLED THE GRANTORS,

HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO
H.CURTIS FLATT,III and wife, DENISE T. FLATT
HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS: TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 31A on the Plan of the Zone Lot Division of lots 23, 24, 25, 27, 29, 30, 31, 32, 33, 34, 35, 37, 38, 39, 40, 41, 42, 43, 45, 46, 48, Rachel Square, Section Two, as of record in Book 6250, page 540, Register's Office of Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being part of the same property conveyed to Union Financial Corporation by deed from Marion Thurman and wife, Eva M. Thurman of record in Book 7314, page 860, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the 1988 taxes which are assumed by the grantees herein; restrictive covenants contained of record in Book 6455, page 135; Plan of record in Book 5200, pages 623-625, amended in Book 6231, pages 64 and 66, and also amended in Book 6250, pages 538-543, showing an Owners Certificate; certain easements and setback lines; Declaration of covenants, conditions and restrictions of Rachel Square, including assessments, as set forth and contained of record in Book 6619, page 777, and By-Laws appended thereto of record in Book 6619, page 782, said Register's Office.

31276

MAR 8 3 44 PM '89

This is unimproved (X) improved ( ) property known as
102 RACHELS TRAIL COURT, HERMITAGE, TN 37076

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 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 convey it, and the same is unencumbered, unless otherwise herein set out; and do 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 and assigns, against the lawful claims of all persons whomsoever. Wherever 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 my hand ___ this 4th day of MAY, 19 89.

UNION FINANCIAL CORPORATION

BY: Edwin A Lozier
EDWIN A.LOZIER, VICE PRESIDENT

STATE OF TENNESSEE)
DAVIDSON COUNTY )

Personally appeared before me, _____, a Notary public in and for said County and State, the within named _____ the bargainor ___, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that _____ executed the within instrument for the purposes therein contained.
Witness my hand and official seal at _____, Tennessee, this _____ day of _____, 19_____.

_____
Notary Public

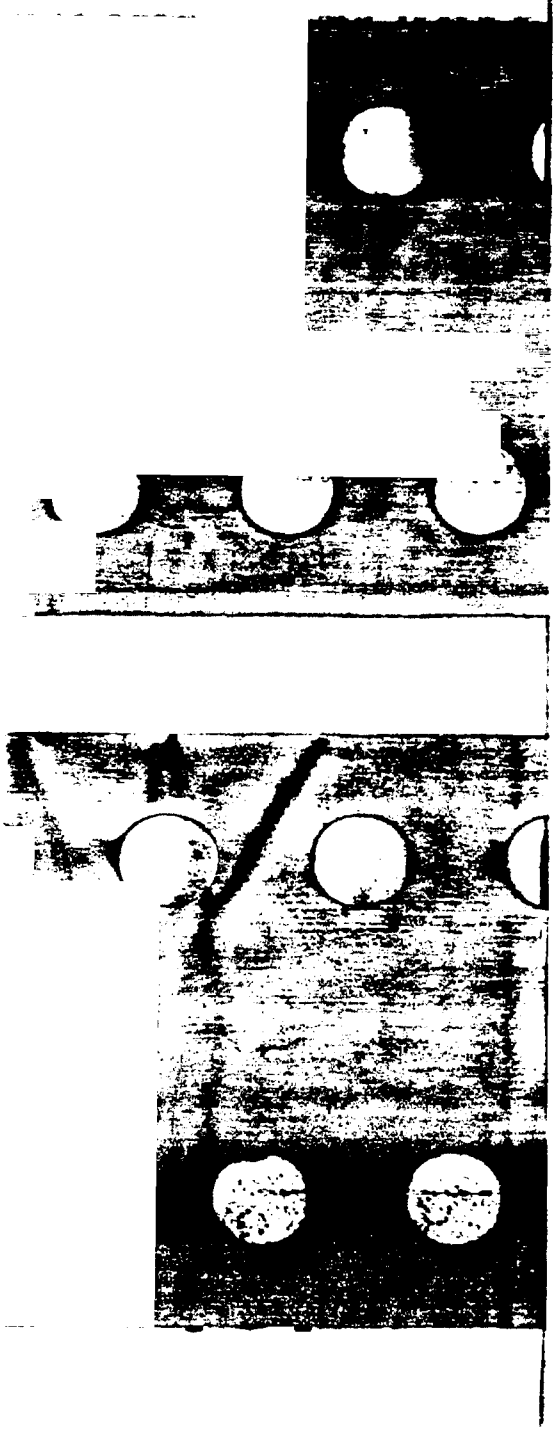
My commission Expires: _____

STATE OF TENNESSEE)
DAVIDSON COUNTY )

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared EDWIN A. LOZIER with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the VICE PRESIDENT of the UNION FINANCIAL CORPORATION a corporation, and that he as such VICE PRESIDENT, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as VICE PRESIDENT.
Witness my hand and official seal at Nashville, Tennessee, this 4TH day of MAY, 19 89.

June E. Atkinson
Notary Public

My commission expires: 07/14/92



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

RECEIVED OF _____

FOR _____

BOOK 7836 PAGE 370

| | | |
|---|---|---|
| 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 |
|---|---|---|---|---|

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

| | |
|---|---|
| BANK | 65900.00 |
| CON TX | 217.47 |
| PRFEE | 0.50 |
| WDEED | 6.00 |
| TOTAL | 223.97 |
| CHECK | 223.97 |

05/08/89 01 15:46 0001 4131

3127.6

IDENTIFICATION REFERENCE

MAY 8 3 44 PM '89

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY

No. 207533