WARRANTY DEED

THIS INSTRUMENT PREPARED BY

George E. Mudter, Jr., Atty.
4301 Hillsboro Road, Suite 330
Nashville, Tennessee 37215

BOOK 7881 PAGE 796

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
DAVID L. FARNSWORTH (NAME)	NEW OWNER (NAME)	MAP 130-14
1032 Lynwood Boulevard (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	PARCEL 35
Nashville, Tennessee 37215 (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	FB #07005

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, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, TIMOTHY J. FLYNN and wife, TRACY LEE FLYNN

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO DAVID L. FARNSWORTH and wife, PATRICIA F. FARNSWORTH

HEREINAFTER CALLED THE GRANTEES, THEIR SUCCESSORS, 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. 19 on the Plan of Chickering Hills Section One, as of record in Plat Book 2331, page 8, Register's Office for said County, to which plan reference is made for a more complete description.

Being the same property conveyed to Timothy J. Flynn and wife, Tracy Lee Flynn by deed from Sovran Bank/Central South (formerly Commerce Union Bank), a Tennessee banking corporation, of record in Book 7726, page 750, said Register's Office.

This conveyance is made subject to: (1) 1989 Taxes, which have been prorated and assumed by the Grantees; (2) Easements of record in Book 1542, page 313; and (3) All matters appearing on the Plan of record in Plat Book 2331, page 8, said Register's Office.

4689 7.

IDENTIFICATION

JUL 5 3 27 PM '89

FELIX Z. WHITE, JR. REGISTER
DAVIDSON COUNTY, TENN.

2370 07/05 0101 03CHECK 1896.25

unimproved ( )
This is improved (XX) property, known as 1032 Lynwood Boulevard, Nashville, Tennessee 37215

TO HAVE AND TO HOLD the said tract or parcel of land, with the apurtenances, estate, title and interest thereto belonging to the said GRANTEES, their successors, 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 to convey it, and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their successors, 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.

In witness whereof, the GRANTORS have hereunto set their hands (if a corporation, has caused its name to be signed hereto by its duly authorized officer) on this 30th day of June, 1989

TIMOTHY J. FLYNN

TRACY LEE FLYNN

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, TIMOTHY J. FLYNN and wife, TRACY LEE FLYNN

with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand at office, this 30th day of June 19 89.

My commission expires 3/27/93 Notary Public

STATE OF _____
COUNTY OF _____

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, _____

with whom I am personally acquainted, and who acknowledged that _____ executed the within instrument for the purposes therein contained, and who further acknowledged that _____ is the _____ of _____ the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand at Office, this _____ day of _____, 19____.

My commission expires _____ Notary Public _____

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 572,500.00

David L. Farnsworth
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF June 1989

MY COMMISSION EXPIRES: 3/27/93 (AFFIX SEAL)

Notary Public

WARRANTY DEED

FROM

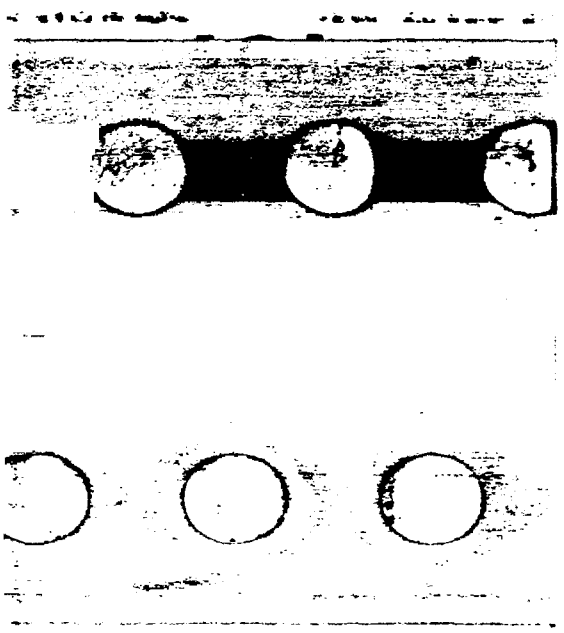
TIMOTHY J. FLYNN and wife,
TRACY LEE FLYNN

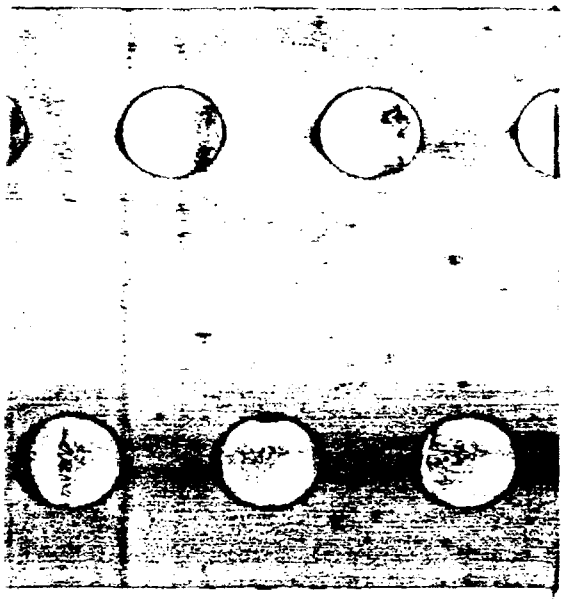
TO

DAVID L. FARNSWORTH and wife,
PATRICIA F. FARNSWORTH

PLEASE RETURN TO:

First Title & Escrow Company, Inc.
Suite 11C The Paddock
229 Ward Circle
P.O. Box 926
BRENTWOOD, TENNESSEE 37024-0926





OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 7881 PAGE 798

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
572500.00
CON TX 1889.25
PRFEE 1.00
WDEED 6.00
TOTAL 1896.25
CHECK 1896.25

07/05/89 01 15:30 0001 2370

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

46897.

IDENTIFICATION REFERENCE

Jul 5 3 27 PM '89

FELIX Z WILSON JR REGISTER
DAVIDSON COUNTY, TN

No. 226089