THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $285,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17th DAY OF July, 1989

Notary Public

MY COMMISSION EXPIRES: 3/11/91

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Frank Grace, Jr. WILLIS & KNIGHT 215 Second Avenue North Nashville, TN 37201

NAME ADDRESS

NAME & ADDRESS OF PROPERTY OWNER:	NAME & ADDRESS OF PERSON OR ENTITY RESPONSIBLE FOR PAYMENT OF REAL PROPERTY TAXES:	MAP-PARCEL NUMBERS
Timothy J. Flynn and wife, Tracy Lee Flynn (NAME)	Timothy J. Flynn and wife, Tracy Lee Flynn (NAME)	Map 130-3
614 Westview Avenue (STREET ADDRESS OR ROUTE NUMBER)	614 Westview Avenue (STREET ADDRESS)	Parcel 52
Nashville, TN 37205 (CITY) (STATE) (P.O. ZIP)	Nashville, TN 37205 (CITY) (STATE) (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, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, James V. Davis and wife, Anita T. Davis

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Timothy J. Flynn and wife, Tracy Lee Flynn

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, in City of Belle Meade, being parts of Lot Nos. 1 and 3, and part of a 50-foot unnamed street lying north thereof, in Block 12, on the Map of a Resubdivision of part of Royal Oaks Subdivision, as of record in Book 974, page 4, Register's Office for said County, and described together as follows:

Beginning at a point on the easterly margin of Westview Avenue 30 feet south of the southerly margin of said 50 foot unnamed street above referred to, then the southwest corner of a triangular tract of land conveyed to Lester C. Knopp, and wife, by deed from Sid G. Katz and wife, of record in Book 2097, page 339, said Register's Office; thence with the south line of said triangular tract and said line extended south 76 degrees 26 min. East 203.6 feet to a point in said 50 foot Street; thence South 4 degrees 8 min. West 45 feet to a point in the north line of Lot One in the southerly margin of said Street, South 57 degrees 30 min. East 147 feet to a corner of Lot Three; thence with a line of Lot Three, South 40 degrees 30 min. West 106.5 feet to a point; thence North 70-1/2 degrees West 278 feet to the east margin of Westview Avenue; thence with the margin of said Avenue, North 4 degrees 30 min. East 160 feet to the beginning.

Being the same property conveyed to James V. Davis and wife, Anita T. Davis by deed from A. Lyle Starr and wife, Marion M. Starr of record in Book 4848, page 506, 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 5787, page 466; and (3) All matters appearing on the Plan of record in Plat Book 974, page 4, said Register's Office.

This is unimproved ( ) improved ( ) property, known as 614 Westview Avenue (House Number) (Street) Nashville, (P.O. Address) Tennessee (City or Town) 37205 (Postal Zip)

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 to convey it, and the same is unencumbered, unless otherwise herein set out; and we 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 our hands this 14TH day of JULY, 1989

James V. Davis

Anita T. Davis

BOOK 7892 PAGE 998

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named James V. Davis and wife, Anita T. Davis

the bargainors, 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 Nashville, Tennessee, this 14th day of July, 1989.

Commission Expires 3/11/91

Notary Public

STATE OF TENNESSEE
Davidson County

Before me, _____ a Notary Public in and for 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 himself to be the _____ of the _____ a corporation, and that he as such _____, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as _____.

Witness my hand and official seal at _____, _____, this _____ day of _____, 19____.

_____ Notary Public

Commission Expires _____

WARRANTY DEED

FROM
James V. Davis and wife,
Anita T. Davis

TO
Timothy J. Flynn and
wife, Tracy Lee Flynn

RETURN TO: File Box 38

ATTORNEYS TITLE
A Minnesota Title Company

SUITE 175 — 222 THIRD AVENUE NORTH
NASHVILLE, TENN. 37201
TELEPHONE 244-2101

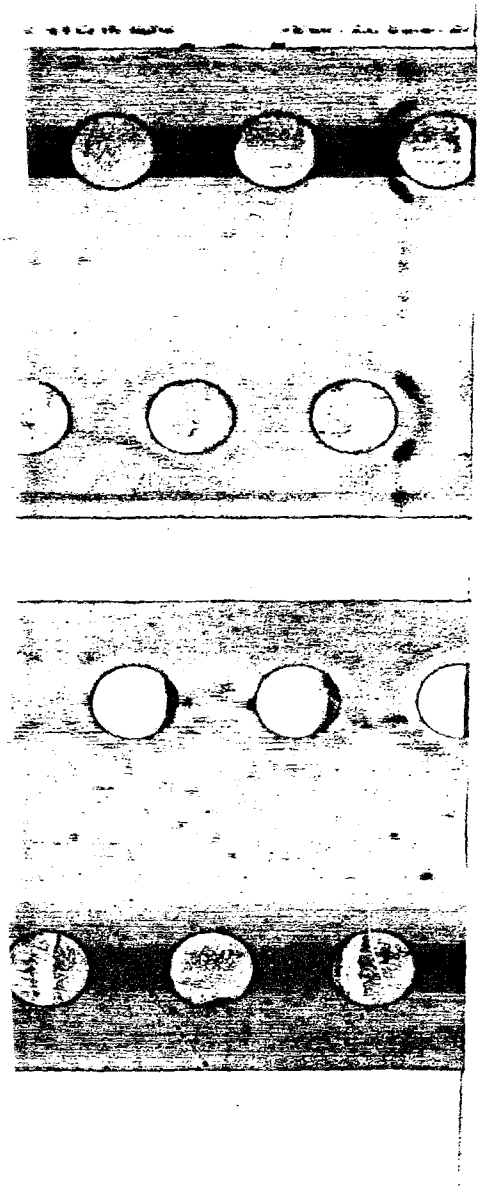
5 0 5 8 2

IDENTIFICATION REFERENCE

Jul 20 8 02 AM '89

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

524 07/20 0101 00CHECK 947.50



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

RECEIVED OF _____

FOR _____

BOOK 7892 PAGE 999

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
				285000.00
				CON TX 940.50
				PRFEE 1.00
				MTGEED 6.00
				TOTAL 947.50
				CHECK 947.50
			07/20/89 01	08:08 0001 6824

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

5058.2

IDENTIFI REFERENCE

JUL 20 8 02 AM '89

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 230475