THIS INSTRUMENT PREPARED BY: **PERCY WILKINS, JR. and CHRISTY WILKINS IVEY**, Attorneys
2405 Crestmoor Road, Nashville, Tennessee 37215-0157

ADDRESS NEW OWNER:
Larry Owen
1107 Arrowhead Drive
Brentwood, TN 37027

MORTGAGEE:
n/a

MAP-PARCEL NUMBERS:
Map 104-12
Par 171

**WARRANTY DEED** BOOK 7926 PAGE 502

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee. and other good and valuable consideration, the receipt of which is hereby acknowledged, Annette Flautt, Alfred Flautt, Bertha Flautt, and Joel Flautt

hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto Larry Owen and Louis E. Andre

hereinafter called the Grantee, Grantee's 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 the southerly 75 feet of Lot No. 55 on the plan of Christopher and Kirkman's Addition, of record in Book 57, page 158, Register's Office for said County.

SAID southerly portion of Lot No. 55 fronts 75 feet on the westerly margin of Nineteenth Avenue (formerly Avondale Avenue) and extends back 159 feet between parallel lines to a dead line in the rear measuring 75 feet thereon.

BEING the same property conveyed to Mrs. Jennie Roy Flautt by deed from Emily Jane Richardson Fuson, and Edmond T. Richardson of record in Book 3678, page 383, said Register's Office. Mrs. Jennie Roy Flautt having since died on or about August 3, 1977, leaving property vested in her heirs at law.

FELIX Z. WILSCHUTZ REGISTER DAVIDSON COUNTY, TN
AUG 30 12 17 PM '89
IDENTIFICATION REFERENCE
6 2 1 2 1

Bertha Flautt and Mrs. Robert Flautt being one and the same person.

This is (xx) improved property, known as 1923 - 19th Avenue South, Nashville, TN 37212.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever; and Grantor covenants with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever. (As to a corporate or partnership party, the reference to "heirs" shall be deemed to read "successors".)

Witness the execution hereof this 25th day of August, 1989.

Annette Flautt

Bertha Flautt
Mrs. Robert Flautt aka Bertha Flautt

x Alfred Flautt
Alfred Flautt

x Joel Flautt
Joel Flautt

**STATE OF TENNESSEE**
**COUNTY OF** Davidson

On this 25th day of August, 1989, before me personally appeared Annette Flautt, and Mrs. Robert Flautt aka Bertha Flautt, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed.

PERCY WILKINS, JR. NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My Commission Expires: 9-26-92

Notary Public

OF TENNESSEE
COUNTY OF _____

BOOK 7926 PAGE 503

Before me, the undersigned, 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 the President (or other officer authorized to execute the instrument) of the _____ _____, the within named bargainor, a corporation, and that he as such _____, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by ____self as _____. Witness my hand and official seal, at office in _____, Tennessee, 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 $ 57,500.00.

_____
Affiant

Subscribed and sworn to before me, this the 25th day of August, 19 89.

My Commission Expires: 9-26-92

_____
Notary Public

PERCY ... PUBLIC AT LARGE STATE OF TENNESSEE

State of Tennessee
County of Davidson

On this 25th day of August, 1989, before me personally appeared Joel Flautt& Alfred Flautt to me known (or proved on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and acknowledged that he executed the same as their free act and deed.

_____
Notary Public

BETTY ... NOTARY PUBLIC

My Commission Expires: 5/8/91

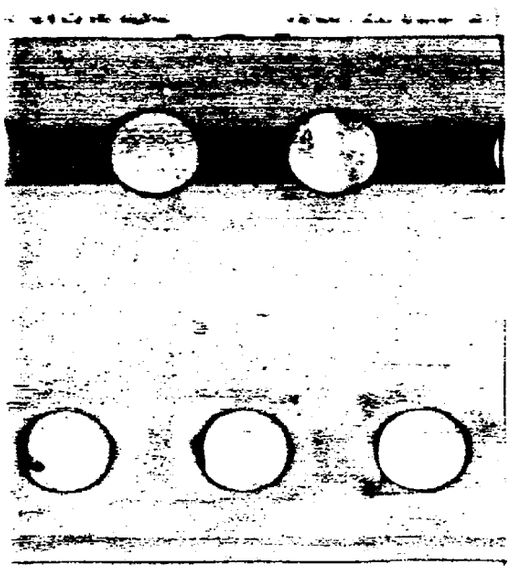
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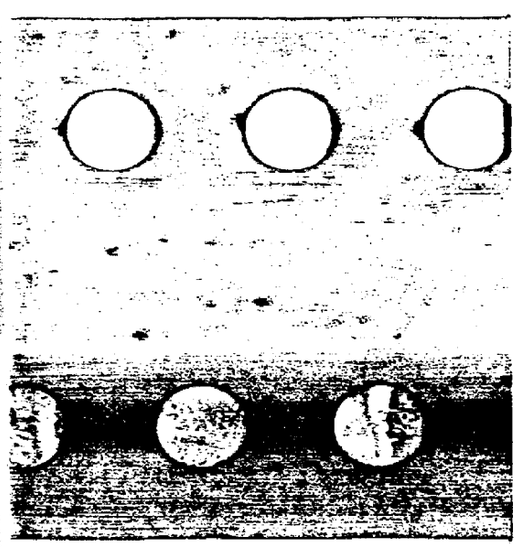
**WARRANTY DEED**

from:
The Heirs at Law of Mrs. Jennie Roy Flautt

to:
Larry Owen

**PERCY WILKINS, JR.**
and
**CHRISTY WILKINS IVEY**
**Attorneys at Law**
2405 Crestmoor Road
P.O. Box 150157
Nashville, Tennessee 37215-0157





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

RECEIVED OF _____

FOR _____

BOOK 7926 PAGE 504

CO - CONVEYANCE
MO - MORTGAGE
WD - WARRANTY DEED
TD - TRUST DEED

CC - CERTIFIED COPY
REL - RELEASE
UCC - UNIFORM COMMERCIAL CODE

MISC - MISCELLANEOUS
CO TAX - STATE TAX CONVEY
MO TAX - STATE TAX MORT
PRFEE - PROBATE FEE

| DATE | SYMBOL | VALUATION | TAX AND FEES | TOTAL |
|---|---|---|---|---|

CAMT 57500.00
CON TX 189.75
PRFEE 1.00
WDEED 6.00
TOTAL 196.75
CHECK 196.75

08/30/89 01 12:19 0001 0869

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

6 2 1 2 7

IDENTIFICATION REFERENCE

AUG 30 12 17 PM '89

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 244068