53-12-123 T.H.

BOOK 8052 PAGE 137

THIS DEED OF CONVEYANCE, executed and delivered by A. D. FLATT, hereinafter called the Grantor, to OPAL FLATT SULLIVAN, OLA FLATT HANCE, VERA FLATT GARRETT, MILDRED J. FLATT, CHRISTINE FLATT GRAGG, JOHN W. FLATT, ORA FLATT FOX, BARBARA FLATT DORRIS, and JUDY FLATT BRACEY, hereinafter called the Grantees;

WITNESSETH: THAT, for the consideration of Ten ($10.00) Dollars cash and other valuable consideration, receipt of which is hereby acknowledged, I, the said Grantor have this day bargained and sold and do by these presents hereby sell, transfer and convey unto the said Grantees, survivor and assigns, a certain tract or parcel of land situate in Davidson County, Tennessee, described as follows, to-wit:

BEING Lot No. 9 of Block 9, on the plan of Dabbs and Elliott's Subdivision No. 1, as of record in Book 547, Page 97, Register's Office for Davidson County, Tennessee. Said Lot No. 9 fronts 50 feet on the northeasterly side of Elliott Avenue and runs back between parallel lines, 100 feet to a dead line.

BEING the same property conveyed to A. D. Flatt and wife, Belle Flatt, by Willis M. Carter and wife, Mary C. Carter, in a deed appearing of record in Deed Book 1733, Page 527, Register's Office for Davidson County, Tennessee. The said Belle Flatt died intestate, a citizen and resident of Davidson County, Tennessee, the place of her legal residence, on April 29, 1984.

RESERVATION: The Grantor, A. D. Flatt, expressly reserves for and to himself a life estate in the real estate above described for as long as he shall live, with the right to occupy and use said property as his own during his lifetime.

TO HAVE AND TO HOLD the premises aforesaid, together with all the appurtenances and immunities thereto pertaining, unto the said Grantees, survivor and assigns, forever. The Grantor covenants with the Grantees, survivor and assigns: (1) That he is lawfully seized in fee of said premises; (2) That he has a good and perfect right to make this conveyance; (3) That said premises are unincumbered; and (4) That he will warrant and defend the title in and to said land against the lawful claims and demands of all persons whomsoever.

This deed was prepared by
Robert Michael Crawford
Attorney
Springfield, Tennessee

New Owner +
Send Tax Bills to:
Mildred J. Flatt
108 Iris Avenue
Old Hickory, TN 37138

mail

Mortgagee - None

DONE, this the 23rd day of Feb., 1990.

A. D. Flatt

A. D. FLATT

STATE OF TENNESSEE )
COUNTY OF ROBERTSON )

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named A. D. FLATT, the bargainor, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes contained therein.

Witness my hand and seal of office, this 23rd day of Feb., 1990.

Deborah K. Norton

NOTARY PUBLIC

My commission expires: 11-16-92

STATE OF TENNESSEE )
COUNTY OF ROBERTSON )

I, or we, hereby swear or affirm that the actual consideration for this transfer, or value of the property or interest in property transferred, whichever is greater, is $ 10,000.00, which amount is equal to or greater than the amount which the property or interest in property transferred would command at a fair and voluntary sale.

Judy Bracy

AFFIANT

SUBSCRIBED and SWORN to before me, this 23rd day of Feb., 1990.

Deborah K. Norton

REGISTER or NOTARY PUBLIC

My commission expires: 11-16-92

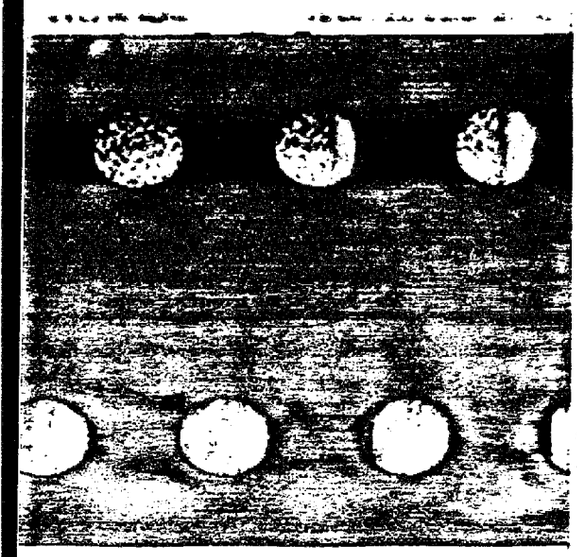
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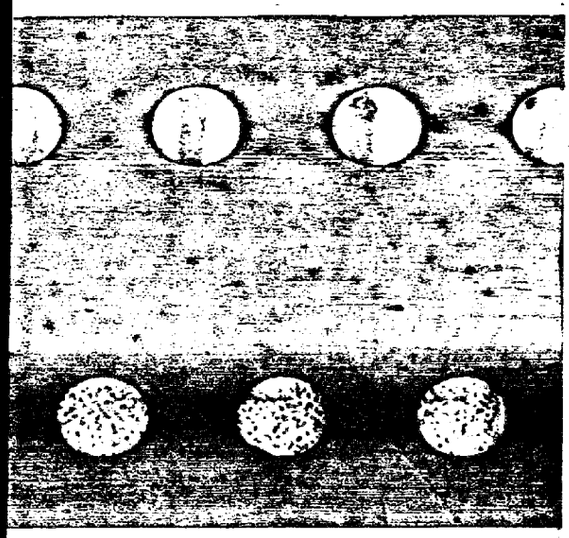
DAVIDSON COUNTY TN.

FEB 26 | 19 PM '90

IDENTIF. TREFERENCE

0631 |





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

RECEIVED OF _____

FOR _____

BOOK 8052 PAGE 139

| | | |
|---|---|---|
| CO - CONVEYANCE | CC - CERTIFIED COPY | MISC - MISCELLANEOUS |
| MO - MORTGAGE | REL - RELEASE | CO TX - STATE TAX CONVEY |
| WD - WARRANTY DEED | UCC - UNIFORM COMMERCIAL CODE | MO TX - STATE TAX MORT |
| TD - TRUST DEED | | PRFEE - PROBATE FEE |

| DATE | SYMBOL | VALUATION | TAX AND FEES | TOTAL PAID |
|---|---|---|---|---|
| | | | | CAMT 10000.00 |
| | | | | CON TX 33.00 |
| | | | | PRFEE 1.00 |
| | | | | WDEED 6.00 |
| | | | | TOTAL 40.00 |
| | | | | CHECK 40.00 |
| | | | 02/26/90 01 | 13:17 0001 5765 |

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0631 1

IDENTIF: TREFERENCE

FEB 26 1 19 PM '90

DAVIDSON COUNTY TN.

No. 295731