THIS INSTRUMENT PREPARED BY:
Robin S. Courtney
Waller Lansden Dortch & Davis
809 South Main St., Suite 300
P.O. Box 1035
Columbia, Tennessee 38402-1035

SEND TAX BILLS TO:
David Fly
Rt. 2 Box 428
Culleoka TN 38451

104-6 Par. 89

**D E E D**

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, We, EUGENE FLY, WILSON FLY, and HAROLD FLY, who, with the Grantee herein, are the only heirs at law of B. G. FLY, who died testate on February 23, 1990, GRACE COOTER, NED RIZZARDI, ROSALEE ATKISSON, and EVELYN ALEXANDER, have bargained and sold and do by these presents sell, transfer and convey unto DAVID L. FLY, his heirs and assigns, all of the right, title, interest and estate in and to the following described tract or parcel of land lying and being in Davidson County, Tennessee, designated as 214 Fairfax Avenue, more fully described as follows, to-wit:



Being Lot No. 65 on the plan of Bransford Realty Company's West End Heights of record in Book 332, Page 125, of the Register's Office of Davidson County, Tennessee.

Said Lot No. 65 fronts 70 feet, more or less, on the east side of Fairfax Avenue and extends back 202.5 feet, more or less, on the north line, and 205 feet, more or less, on the south line to an alley in the rear on which it measures 45 feet, more or less.

Being the same property conveyed to Louis Rizzardi, Jr. and wife, Ethel Minnie Rizzardi, by deed from Annie Mae Case, et al, of record in Book 3371, Page 374, of the Register's Office of Davidson County, Tennessee.

The said Louis Rizzardi, Jr. predeceased Ethel Minnie Rizzardi who took title upon his death as surviving tenant by the entirety. After the death of Louis Rizzardi, Jr., the said Ethel Minnie Rizzardi intermarried with George E. Brady, which marriage terminated in a divorce proceeding in the Chancery Court of Williamson County, Tennessee, in Case No. 17989 on October 17, 1987. Being the same property devised to B. G. Fly, Grace Cooter, Ned Rizzardi, Rosalee Atkisson, and Evelyn Alexander under Item III of the Will of Ethel R. Brady, the same person as Ethel Minnie Rizzardi, which appears of record in Will Book ____, Page ____, in the Office of the Chancery Court Clerk of Maury County, Tennessee, a certified copy of which

appears of record in Book ____, Page ____, of the Register's Office of Davidson County, Tennessee. B. G. Fly died testate on February 23, 1990, leaving as his only heir at law, Eugene Fly, Wilson, Fly, David L. Fly, and Harold Fly.



TO HAVE AND TO HOLD, the above described tract or parcel of land, together with all rights, titles, interests, easements, appurtenances and hereditaments, thereunto belonging or pertaining unto the said DAVID L. FLY, his heirs and assigns, in fee simple forever.

GRANTORS COVENANT with DAVID L. FLY, that they are lawfully seized and possessed of the interest herein conveyed, have a good and lawful right to convey the same, and that it is unencumbered except for current year's property taxes.

GRANTORS DO FURTHER COVENANT and bind themselves, their heirs and assigns, to forever warrant and defend the title to the interest herein conveyed unto DAVID L. FLY, against the lawful claims of all persons whomsoever, except for matters shown on plat of record in Book 332, Page 124, and 125, of the Register's Office of Davidson County, Tennessee, rights or claims of parties in possession, easements, or claims of easements, not shown by the public records, any inchoate liens for labor or material and any discrepancies, conflicts, shortages in the area, encroachments, and any other facts that an accurate survey or physical inspection of the property would disclose.

IN WITNESS WHEREOF, we have hereunto set our hands on this the 27th day of August, 1990.

Eugene Fly
EUGENE FLY

Wilson Fly
WILSON FLY

Harold E Fly
HAROLD FLY

Grace Cooter
GRACE COOTER

Ned Rizzardi
NED RIZZARDI

Rosalee Atkisson
ROSALEE ATKISSON

Evelyn Alexander
EVELYN ALEXANDER

STATE OF TENNESSEE )
COUNTY OF MAURY )

Personally appeared before me, the undersigned, a notary public in and for the State and County aforesaid, EUGENE FLY, the within named bargainor, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged the execution of the foregoing instrument for the purposes therein contained and expressed.

WITNESS my hand and seal, at office in Columbia, Tennessee, this 31st day of August, 1990.

Cathy B. Sproul
NOTARY PUBLIC

MY COMMISSION EXPIRES: July 22, 1992

STATE OF TENNESSEE )
COUNTY OF MAURY )

Personally appeared before me, the undersigned, a notary public in and for the State and County aforesaid, WILSON FLY, the within named bargainor, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged the execution of the foregoing instrument for the purposes therein contained and expressed.

WITNESS my hand and seal, at office in Columbia, Tennessee, this 31st day of August, 1990.

Cathy B. Sproul
NOTARY PUBLIC

MY COMMISSION EXPIRES: July 22, 1992

STATE OF TENNESSEE )
COUNTY OF MAURY )

NOT REQUIRED

Personally appeared before me, the undersigned, a notary public in and for the State and County aforesaid, DAVID L. FLY, the within named bargainor, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged the execution of the foregoing instrument for the purposes therein contained and expressed.

WITNESS my hand and seal, at office in _____, Tennessee, this ____ day of _____, 1990.

NOTARY PUBLIC

MY COMMISSION EXPIRES: _____

STATE OF TENNESSEE )
COUNTY OF MAURY )



Personally appeared before me, the undersigned, a notary public in and for the State and County aforesaid, HAROLD FLY, the within named bargainor, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged the execution of the foregoing instrument for the purposes therein contained and expressed.

WITNESS my hand and seal, at office in Columbia, Tennessee, this 31st day of August, 1990.

Cathy B. Sproul
NOTARY PUBLIC

MY COMMISSION EXPIRES: July 22, 1992

STATE OF TENNESSEE )
COUNTY OF MAURY )

Personally appeared before me, the undersigned, a notary public in and for the State and County aforesaid, GRACE COOTER, the within named bargainor, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged the execution of the foregoing instrument for the purposes therein contained and expressed.

WITNESS my hand and seal, at office in Columbia, Tennessee, this 28th day of August, 1990.

Cathy B. Sproul
NOTARY PUBLIC

MY COMMISSION EXPIRES: July 22, 1992

STATE OF TENNESSEE )
COUNTY OF MAURY )

Personally appeared before me, the undersigned, a notary public in and for the State and County aforesaid, NED RIZZARDI, the within named bargainor, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged the execution of the foregoing instrument for the purposes therein contained and expressed.

WITNESS my hand and seal, at office in Columbia, Tennessee, this 28th day of August, 1990.

Cathy B. Sproul
NOTARY PUBLIC

MY COMMISSION EXPIRES: July 22, 1992

STATE OF TENNESSEE )
COUNTY OF MAURY )

Personally appeared before me, the undersigned, a notary public in and for the State and County aforesaid, ROSALEE ATKISSON, the within named bargainor, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged the execution of the foregoing instrument for the purposes therein contained and expressed.

WITNESS my hand and seal, at office in Columbia, Tennessee, this 27th day of August, 1990.

Cathy B. Sproul
NOTARY PUBLIC

MY COMMISSION EXPIRES: July 22, 1992

STATE OF TENNESSEE )
COUNTY OF Maury )

Personally appeared before me, the undersigned, a notary public in and for the State and County aforesaid, EVELYN ALEXANDER, the within named bargainor, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged the execution of the foregoing instrument for the purposes therein contained and expressed.

WITNESS my hand and seal, at office in Columbia, Tennessee, this 27th day of August, 1990.

Cathy B. Sproul
NOTARY PUBLIC

MY COMMISSION EXPIRES: July 22, 1992

STATE OF TENNESSEE
COUNTY OF MAURY

I hereby affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $50,000.

David L. Fly
AFFIANT

Sworn to and subscribed before me, this 27 day of Sept., 1990.

Tery L. Cline
NOTARY PUBLIC

MY COMMISSION EXPIRES: 4-21-92

66758

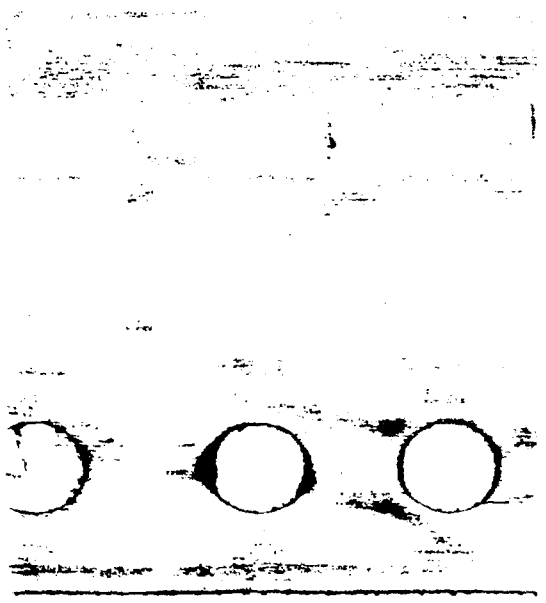
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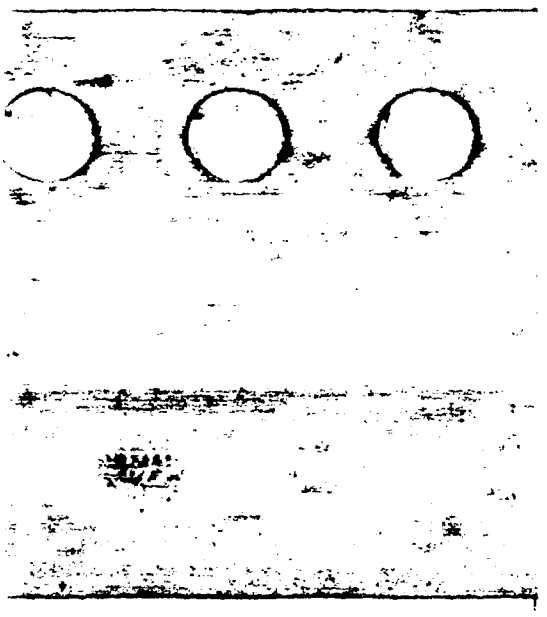
OCT 23 10 07 AM '90

FELIX Z. WILSON REGISTER
DAVIDSON COUNTY TN.

MAIL TAX

2379 10/23 0101 03CHECK 181.00





**OFFICIAL RECEIPT**

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 8222 PAGE 98

| | | |
|---|---|---|
| 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 50000.00
CON TX 165.00
PRFEE 1.00
WDEED 15.00
TOTAL 181.00
CHECK 181.00

10/23/90 01 10:08 0001 2379

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

667558

IDENTIF. REFERENCE

OCT 23 10 07 AM '90

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TN.

No. 366551