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WARRANTY DEED

PREPARED BY:

J. K. WOODARD
Attorney at Law
175 East Main Street, 2nd Floor
Hendersonville, TN 37075
822-0030

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater for this transfer is $15,000.00.

James T. Allen
Affiant

SWORN to and subscribed before me on this the 21st day of November, 1990.

J. K. Woodard
NOTARY PUBLIC

My Commission Expires: Feb 24 1992

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NO.
M/M JAMES ALLEN	Same as new owner	53-12
330 Fifth Ave ~~2609 Elliott Drive~~		123
Old Hickory, TN 37138		

FOR AND IN CONSIDERATION of the sum of TEN DOLLARS ($10.00), cash in hand paid by the hereinafter named **GRANTEES** and other good and valuable consideration the receipt of which is hereby acknowledged, we, **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 **GRANTORS,** have bargained and sold and by these presents, do transfer and convey unto **JAMES ALLEN and wife, DAPHINE ALLEN,** hereinafter called **GRANTEES,** their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

> 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 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, by deed from A. D. FLATT, who reserved a life estate unto himself, of record in Book 8052, page 135, Register's Office for Davidson County, Tennessee, the said A. D. FLATT having since died.

This is improved property known as 2609 Elliott Drive, Old Hickory, Tennessee, 37138.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, 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 30th day of October, 1990, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

Opal Flatt Sullivan
OPAL FLATT SULLIVAN

Ola Flatt Hance
OLA FLATT HANCE

Vera Flatt Garrett
VERA FLATT GARRETT

Mildred J. Flatt
MILDRED J. FLATT

Christine Flatt Gragg
CHRISTINE FLATT GRAGG

John W. Flatt
JOHN W. FLATT

Ora Flatt Fox
ORA FLATT FOX

Barbara Flatt Dorris
BARBARA FLATT DORRIS

Judy Flatt Bracey
JUDY FLATT BRACEY

STATE OF TENNESSEE

COUNTY OF Davidson

BEFORE me, undersigned, a Notary Public in and for the County and State aforesaid, personally appeared the within named, OPAL FLATT SULLIVAN, OLA FLATT HANCE, VERA FLATT GARRETT, MILDRED J. FLATT, JOHN W. FLATT, ORA FLATT FOX, and JUDY FLATT BRACEY, the bargainors, with whom I am personally acquainted or proved to me on the basis of sufficient information, and who acknowledged the execution of the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Old Hickory, TN, this the 2nd day of November, 1990.

J. K. Woosley
NOTARY PUBLIC

My Commission Expires: Feb 29, 1992

70257

IDENTIF. REFERENCE

Nov 5 2 15 PM '90

FELIX Z. ANDERSON REGISTER
DAVIDSON COUNTY TN.

[redacted]

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STATE OF TENNESSEE

COUNTY OF SUMNER

BEFORE me, undersigned, a Notary Public in and for the County and State aforesaid, personally appeared the within named, CHRISTINE FLATT GRAGG, the bargainor, with whom I am personally acquainted or proved to me on the basis of sufficient information, and who acknowledged the execution of the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Hendersonville, TN, this the 30th day of October, 1990.

NOTARY PUBLIC

My Commission Expires: 5/14/94

STATE OF South Carolina

COUNTY OF Dorchester

XX

BEFORE me, undersigned, a Notary Public in and for the County and State aforesaid, personally appeared the within named, BARBARA FLATT DORRIS, the bargainor, with whom I am personally acquainted or proved to me on the basis of sufficient information, and who acknowledged the execution of the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Summerville, South Carolina, this the 31st day of October, 1990.

NOTARY PUBLIC

My Commission Expires: October 14, 1993

4546 11/05 0101 03CHECK 59-50



OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

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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 15000.00
				CON TX 49.50
				PRFEE 1.00
				WDEED 9.00
				TOTAL 59.50
				CHECK 59.50
11/05/90	01			14:15 0001 4546

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

70257

IDENTIF. TREFERENCE

Nov 5 2 15 PM '90

FELIX Z. WILSON II
DAVIDSON COUNTY TN.

No. 370612