BOOK 8263 PAGE 323

File in Box # 14

FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON } 6879-2

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $159,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th DAY OF December, 19 90

Notary Public

MY COMMISSION EXPIRES: Nov 10, 1991

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Denney, Lackey & Chernau, 424 Church St., 13th Floor, Nashville, TN 37219
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO: MORTGAGEE	MAP-PARCEL NUMBERS
V. EDWARD BRELAND	FIDELITY FEDERAL BANK	Map 117-01
(NAME) 705 Lynnbrook Road	(NAME) 401 Union Street	Parcel 71
(STREET ADDRESS OR ROUTE NUMBER) Nashville, TN 37215	(STREET ADDRESS) Nashville, Tennessee 37219	FB# 7DA-07000
(CITY) (STATE) (P. O. ZIP)	(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, TIMOTHY J. FLYNN AND WIFE, TRACY LEE FLYNN

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO V. EDWARD BRELAND AND WIFE, CATHERINE J. BRELAND

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, being Lot No. 3, Block "G" on the Plan of W.M. Cantrell's Subdivision, of record in Book 332, Page 85, Register's Office for Davidson County, Tennessee.

SAID Lot NO. 3 fronts 100.00 feet on the westerly side of Lynnbrook Road, formerly Stokes Avenue, and runs back 221.25 feet on the northerly line and 221.25 feet on the southerly line to a line in the rear which measures 100.00 feet thereon.

BEING the same property conveyed to Timothy J. Flynn and wife, Tracy Lee Flynn, by Deed from Adrienne C. Barnett (formerly Adriene Barnette Tenison), unmarried, of record in Book 6844, Page 948, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes for the current year which have been prorated and paid by the Grantor(s) herein.

THIS instrument is being executed in behalf of Timothy J. Flynn and wife, Tracy Lee Flynn pursuant to a Power of Attorney executed by same on the ____ day of December, 1990, and being filed for record simultaneously herewith.

unimproved ( )
This is improved (X) property, known as 705 Lynnbrook Road, Nashville, TN 37215
(House Number) (Street) (P. O. Address) (City or Town) (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 hand s this 20th day of December, 19 90

TIMOTHY J. FLYNN
By: June B. Blackburn
June B. Blackburn, Attorney-in-fact

TRACY LEE FLYNN
By: June B. Blackburn
June B. Blackburn, Attorney-in-fact

STATE OF TENNESSEE
Davidson County

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named _____

_____

_____

the bargainor____, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that _____ executed the within instrument for the purposes therein contained.

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

_____ Notary Public

Commission Expires _____

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 _____

8 15 59 8

IDENTIF

Dec 26 11 36 AM 90

FELIX A. [illegible]
DAVIDSON COUNTY TN.

WARRANTY DEED

FROM
TIMOTHY J. FLYNN AND WIFE, TRACY LEE FLYNN

TO
V. EDWARD BRELAND AND WIFE, CATHERINE J. BRELAND

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

1789 12/26 0101 03CHECK 533.35

STATE OF TENNESSEE Davidson County ss:

On this 20th day of December, 1990, before me personally appeared JUNE B. BLACKBURN, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of TIMOTHY J. FLYNN AND WIFE, TRACY LEE FLYNN, and acknowledged that she executed the same as the free act and deed of the said TIMOTHY J. FLYNN AND WIFE, TRACY LEE FLYNN.

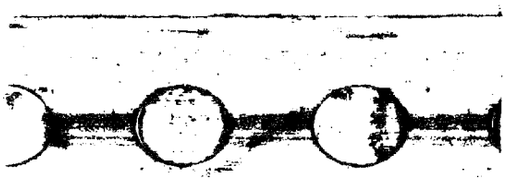
My commission expires: Nov 19 1991

Notary Public

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

OFFICIAL RECEIPT

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



RECEIVED OF _____

FOR _____

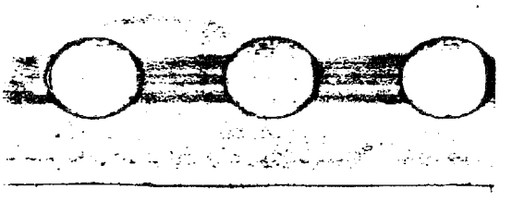
BOOK 8263 PAGE 325

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 159500.00
CON TX 526.35
PRFEE 1.00
WDEED 6.00
TOTAL 533.35
CHECK 533.35

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 12/26/90 01 1025 0001 1789



88 11 55 68

IDENTIF. REFERENCE

DEC 26 10 36 AM '90

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TN.

No. 384178