BOOK 8583 PAGE 240

THIS INSTRUMENT PREPARED BY:

WATTS & UNDERWOOD, ATTORNEYS
2400 Crestmoor, Suite 102
Nashville, Tennessee 37215

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $99,999.00.

Affiant

Subscribed and sworn to before me this 17th day of March, 1992.

Notary Public

My Commission Expires: 1-23-94

| Address New Owner: | Send Tax Bills to: | Map & Parcel Nos. |
|---|---|---|
| MICHAEL J. HOWARD and<br>MARTIN D. HOWARD<br>214 Fairfax Avenue<br>Nashville, Tennessee 37212 | FIRST TENNESSEE BANK<br>P.O. Box 474<br>Memphis, Tennessee<br>38148 | MAP 104-6<br>PARCEL 89 |

**WARRANTY DEED**

FOR AND IN CONSIDERATION of the sum of NINETY NINE THOUSAND NINE HUNDRED NINETY NINE AND 00/100 ($99,999.00) DOLLARS, cash in hand paid by the hereinafter named Grantees, the receipt of which is hereby acknowledged, I, **DAVID L. FLY, married,** hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto **MICHAEL J. HOWARD, unmarried and MARTIN D. HOWARD, married,** 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:

BEING Lot No. 65 on the Plan of Bransford Realty Company's West End Heights of record in Book 332, page 125, Register's Office for Davidson County, Tennessee.

SAID Lot No. 65 fronts 70.0 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 205.0 feet, more or less, on the south line, to an alley in the rear on which it measures 45.0 feet, more or less.

BEING the same property conveyed to David L. Fly by deed from Eugene Fly, Wilson Fly, Harold Fly, Grace Cooter, Ned Rizzardi, Rosalee Atkisson and Evelyn Alexander, of record in Book 8222, page 93, Register's Office for Davidson County, Tennessee.

DONNA H. FLY, spouse of David L. Fly, joins in this conveyance to convey any interest she may have in subject property, particularly any marital interest.

This is improved property known as 214 Fairfax Avenue, Nashville, Tennessee 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 GRANTEES, their heirs and assigns, forever.

GRANTOR COVENANTS with the said GRANTEES that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been

prorated by the parties and assumed by Grantees.

2. Matters shown on the Plan of Bransford Realty Comapny's West End Heights, of record in Book 332, page 125, Register's Office for Davidson County, Tennessee.

GRANTOR FURTHER COVENANTS and binds himself, his 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.

IN WITNESS WHEREOF I have hereunto set my hand on this the 17th day of March, 1992.

DAVID L. FLY

DONNA H. FLY

**STATE OF TENNESSEE)**
**COUNTY OF DAVIDSON)**

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named DAVID L. FLY and DONNA H. FLY, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 17th day of March, 1992.

Notary Public

My Commission Expires:

1-23-94

NOTARY PUBLIC AT LARGE

95515.

IDENTIFICATION REFERENCE

MAR 25 1 35 PM '92

REGISTER
DAVIDSON COUNTY, TN

0097 03/25 0101 03CHECK 377.00



**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 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 99999.00
CON TX 370.00
PRFEE 1.00
WDEED 6.00
TOTAL 377.00
CHECK 377.00
03/25/92 01 13:35 0001 0097

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

9.5.5 | 5.

IDENTIFICATION REFERENCE

MAR 25 1 35 PM '92

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 514483