THIS INSTRUMENT PREPARED BY:
STEWART BLACK, ATTORNEYS
333 SOUTH GALLATIN ROAD
MADISON, TN 37115

mail

BOOK 8777 PAGE 681

ADDRESS NEW OWNER:

DEBORAH A. FLATT, UNMARRIED
509 S. 12TH STREET
NASHVILLE, TN 37206

MAP/PARCEL NUMBER:

MAP 83-13-0, PARCEL 249

SEND TAX BILLS TO:

SAME

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $3,708.32, THIS 30th DAY OF September, 1992.

Deborah A Flatt
AFFIANT

Subscribed and sworn to me this the 30th day of September 1992.

Elizabeth Watkins
Notary Public
My commission expires:

My Commission Expires MAR 29, 1996

6 1 3 3 4

IDENTIFICATION

NOV 5 10 21 AM '92

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN AND no/100 ($10.00) DOLLARS, cash in hand paid and other good and valuable considerations, the receipt and sufficiency of which are hereby expressly acknowledged, I, A. WAYNE FLATT, ~~UNMARRIED~~, hereinafter referred to as GRANTOR, have this day bargained and sold, and do hereby transfer and convey unto the said DEBORAH A. FLATT, UNMARRIED, hereinafter referred to as GRANTEE, HER successors, heirs and assigns, certain real estate in DAVIDSON County, Tennessee, being more particularly described in Exhibit "A", which is attached hereto and incorporated herein by reference, together with all right, title and interest of GRANTOR in and to any easements and rights-of-way adjoining or abutting said real estate and any covenants and other rights appurtenant thereto (the "Property"). This conveyance of the "Property", and all covenants and warranties contained herein, are made expressly subject to the exceptions and other matters set forth in Exhibit "B", which is attached hereto and incorporated herein by reference.

This is improved property known as 509 S. 12TH STREET, NASHVILLE, TN 37206.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said GRANTEE, HER successors, heirs and assigns forever, I covenant that I AM lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered except to the extent otherwise set forth in Exhibit "B" hereto.

I further covenant and bind MYSELF and MY heirs and representatives, to warrant and forever defend the title to said GRANTEE, HER successors, heirs and assigns, against the lawful claims of all persons.

WITNESS my hand this 4th day of Sept, 1992.

A. Wayne Flatt
A. WAYNE FLATT

3462 11/05 0101 03CHECK 26.69

STATE OF TENNESSEE :

COUNTY OF DAVIDSON :

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

WITNESS my hand and official seal at ~~MADISON~~ Dallas Tx, ~~Tennessee~~, on this the 4th day of Sept., 1992.

Kathryn W. Dees
notary public

My commission expires: 7-26-93

KATHRYN W. DEES
Notary Public, State of Texas
My Comm. Expires 7/26/93

EXHIBIT 'A'

Land in Davidson County, Tennessee, being Lot NO. 65 on the Plan of Payne, Blakemore and Cummings' Addition as of record in Book 57, page 70, said Register's Office for Davidson County, Tennessee.

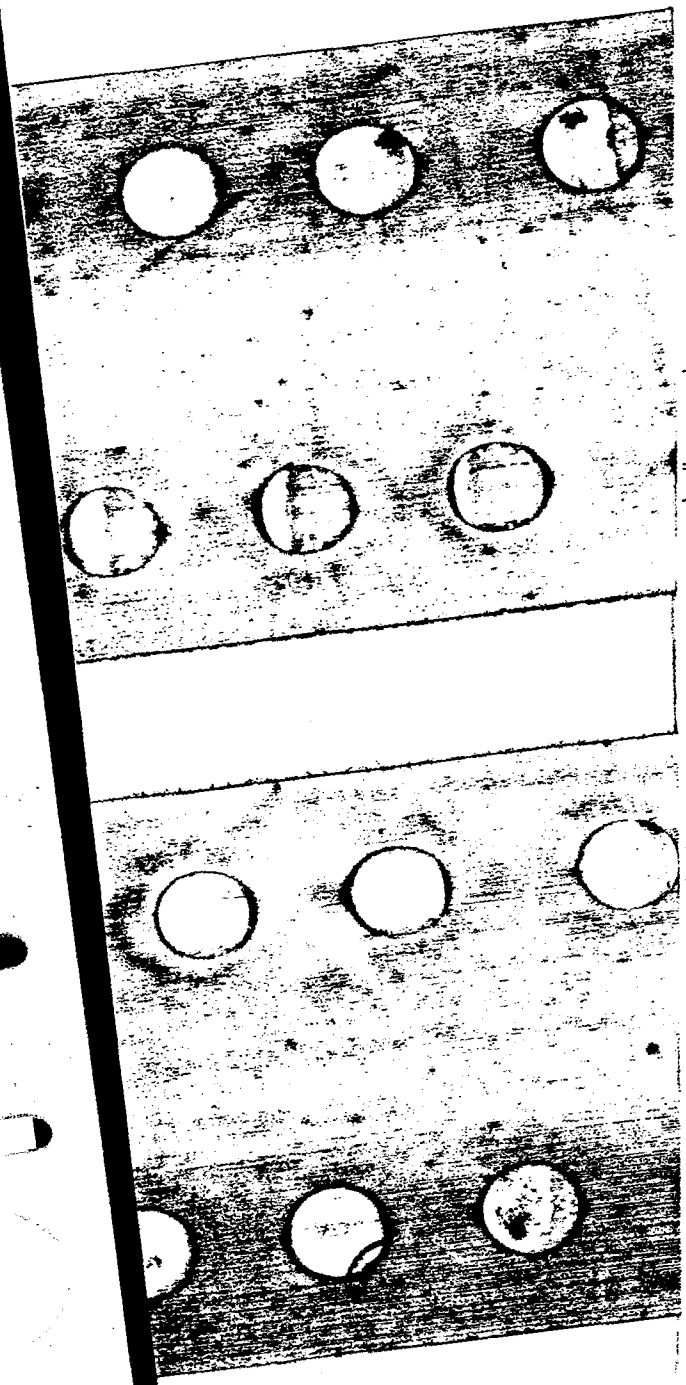
Being Lot No. 65 fronts 50 feet on the easterly side of South 12th Street and runs back between parallel lines 161 feet to an alley.

Being the same property conveyed to Harold J. Flatt, Earl Brown Flatt, A. Wayne Flatt and Thelma Flatt Pickard by Quitclaim Deed from Estel R. Flatt et ux, Margie M. Flatt, of record in Book 6315, page 620, said Register's Office. Said property having been previously conveyed from J.B. Flatt et ux, Minnie W. Flatt to Estel R. Flatt et ux, Margie M. Flatt by deed of record in Book 4783, page 124, said Register's Office, subject to a life estate having been retained by J.B. Flatt et ux, Minnie W. Flatt. J.B. Flatt pre-deceased Minnie W. Flatt and Minnie W. Flatt died April 12, 1984. Harold J. Flatt, Earl Brown Flatt and Thelma Flatt Pickard conveyed all their right, title and interest in and to said property to A. Wayne Flatt, by Quitclaim Deed of record in Book 7917, page 23, Register's Office for Davidson County, Tennessee.

EXHIBIT 'B'

1. Real property taxes for 1992 and all future years.

2. All matters set forth on Plat of record in Book 57, page 70, said Register's Office.



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

RECEIVED OF _____

FOR _____

BOOK 8777 PAGE 684

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 3708.32
CON TX 13.69
PRFEE 1.00
WDEED 12.00
TOTAL 26.69
CHECK 26.69

11/05/92 01 10:19 0001 3462

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

6. 1 3. 3. 4.

IDENTIFICATION REFERENCE

Nov 5 10 21 AM '92

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 587320