86610

IDENTIFICATION REFERENCE

93 NOV 17 AM 9:07

FELIX A. ... REGISTER
DAVIDSON COUNTY, TN.

BOOK 9154 PAGE 310

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 46,886.55

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
16th DAY OF November 19 93.

Notary Public

MY COMMISSION EXPIRES: October 8, 1995
(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**
Gary B. Fisher, Attorney, 2711 Murfreesboro Rd. #200, Antioch, TN 37013

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| J.R.D. Investment Group | STM Mortgage Company | 107-13-0 |
| (NAME) | (NAME) | |
| | 2355 St. Emmons Freeway | 72 |
| (ADDRESS) | (ADDRESS) | |
| -- | Dallas, TX 75207 | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

FOR AND 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, Lorene Sue Flynn formerly Sue Rooney Flynn and husband, William T. Flynn

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO J.R.D. Investment Group

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. 299, on the Map of Miro-Meadows, 2nd Addition of record in Plat Book 1424, Page 112, Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to Lorene Sue Rooney by deed of record in Book 7930, Page 198, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing restrictions and easements of record.

This conveyance is subject to a certain Deed of Trust securing the payment of a promissory note to CTX Mortgage Company of record in Book 7533, Page 941, and assigned to STM Mortgage Company said Register's Office with a present unpaid balance of approximately $46,321.55, which the Grantees herein hereby assume and agree to pay. The escrow account in connection with said loan is hereby transferred to Grantee.

The grantee assumes the personal obligation of the grantor and/or original mortgagor under the terms of the Note and any instrument, regulations or laws creating the loan to indemnify the Department of Veterans Administration or Federal Housing Administration to the extent of any claim of payment arising from the guaranty or insurance of the indebtedness.

This instrument is executed on behalf of William T. Flynn by Sue Rooney Flynn

unimproved ( )
This is improved (XX) property, known as 1203 Ainlay Drive, Nashville, TN 37217
(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 my hand this 16th day of November 1993

Lorene Sue Flynn

Lorene Sue Flynn

William T Flynn by Lorene Sue Flynn his attorney in fact.

William T. Flynn

DCTN01WC

STATE OF TENNESSEE
COUNTY OF Davidson

BOOK 9154 PAGE 311

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Lorene Sue Flynn formerly Sue Rooney Flynn

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained. Witness my hand and official seal at Antioch, Tennessee, this 16th day of November, 19 93.

Commission expires October 9, 1995

Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____ 19_____.

My commission expires _____

Notary Public

STATE OF Tennessee
COUNTY OF Davidson

On this November 16, 1993 before me personally appeared Sue Rooney Flynn, the person who executed the foregoing instrument on behalf of William T. Flynn, and acknowledged that she executed the same as the free act and deed of the said William T. Flynn, through Power of Attorney granted her by the said William T. Flynn.

Commission Expires: 10/9/95

Notary Public



DCTN01WC

Continuation of Legal Description:

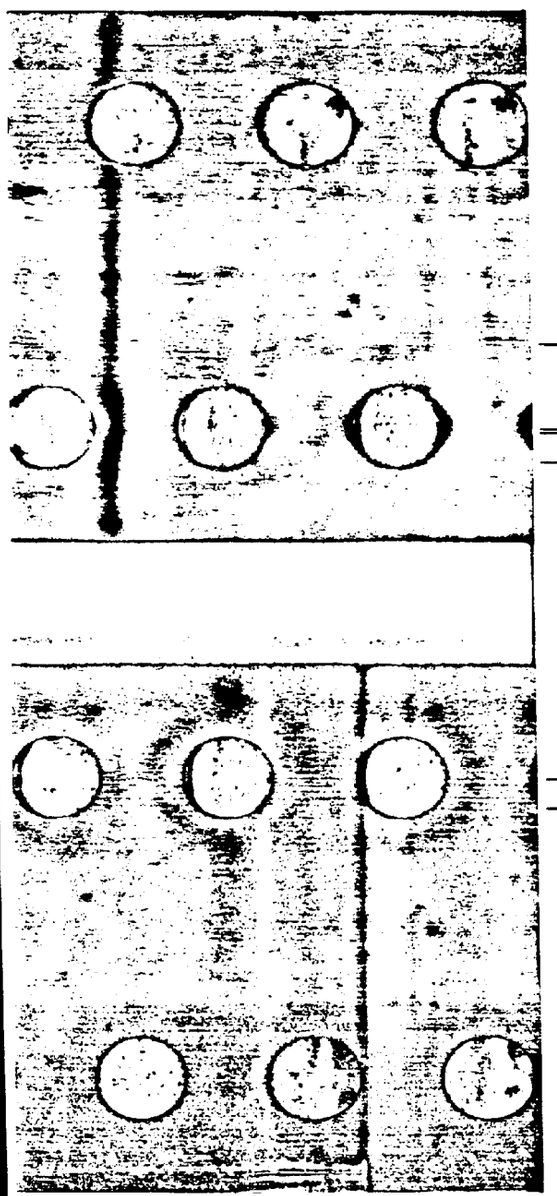
as his Attorney-In-Fact pursuant to recorded Power of Attorney of record in Book 9154, Page 309, in the Register's Office for Davidson County, Tennessee.

William T. Flynn joins in this conveyance for the sole purpose of conveying any marital rights he may have.

Lorene Sue Flynn and Sue Rooney Flynn being one and the same.

9338 11/17 0101 03CHECK 184.31

BK 52



**OFFICIAL RECEIPT**

**FELIX Z. WILSON, II**

**REGISTER OF DAVIDSON COUNTY**

**NASHVILLE, TENNESSEE**

RECEIVED OF _____

FOR _____

BOOK 9154 PAGE 313

| | | |
|---|---|---|
| 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 46286.55
CON TX 171.31
PRFEE 1.00
WDEED 12.00
TOTAL 184.31
CHECK 184.31

11/17/93 01 09:08 0001 9338

**RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK**

86610
IDENTIF. ↑ REFERENCE

93 NOV 17 AM 9:07
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

**No. 723104**