BOOK 53

BOOK 9223 PAGE 192

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 29,250.00

Ira W. Flair
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17th DAY OF January 19 94

Notary Public

MY COMMISSION EXPIRES: 11/20/96
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
EAST END TITLE & ESCROW, INC. 405 TWO MILE PIKE, SUITE C, GOODLETTSVILLE, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
IRA W. FLAIR (NAME)	SAME (NAME)	MAP 49
638 W. Green Lane (ADDRESS)	(ADDRESS)	PARCEL 115
Nashville (CITY) TN (STATE) 37207 (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, PEGGY SHORT, UNMARRIED

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO IRA W. FLAIR AND WIFE, WANDA J. FLAIR

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 the 12th Civil District of Davidson County, Tennessee, being Lot No. 1 of Block "B" on the unrecorded Map of Jackson Burton Subdivision and described according to a copy of a survey made by John M. Sullivan, Surveyor, as follows:

Beginning at a point at the intersection of the center line of Smith Road and Whites Creek Pike; thence with the center line of Whites Creek Pike, north 30 deg. 36' west 235 feet to the corner of Lots Nos. 1 and 2; thence with the line between said lots, southwesterly 275 feet to the easterly line of Lot No. 10; thence with the line between Lots Nos. 1 and 10, south 30 deg. 24' west 49.5 feet to the center line of Smith Road; thence with the center line of said Road, south 87 deg. 45' east 331.7 feet to the beginning.

Being the same property conveyed to ROBERT E. SHORT AND WIFE, PEGGY SHORT, by Deed of record in Book 2149, page 359, Register's Office for Davidson County, Tennessee. The said ROBERT E. SHORT having since died, property is now vested in PEGGY SHORT as surviving tenant by the entirety.

94 JAN 19 AM 8:55
FELIX Z. [illegible]
DAVIDSON COUNTY, TN

08638
IDENTIF. ↑ REFERENCE

unimproved ( ) / This is improved (XX) property, known as 3508 WHITES CREEK PIKE, NASHVILLE, TN 37207
(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 17th day of January, 19 94

Peggy Short
PEGGY SHORT

0759 0035 0101 117.04

STATE OF TENNESSEE
COUNTY OF Davidson

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named PEGGY SHORT, UNMARRIED

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 GOODLETTSVILLE, Tennessee, this 17th day of January, 19 94

Commission expires 11/20/96

Notary Public

STATE OF TENNESSEE
COUNTY OF

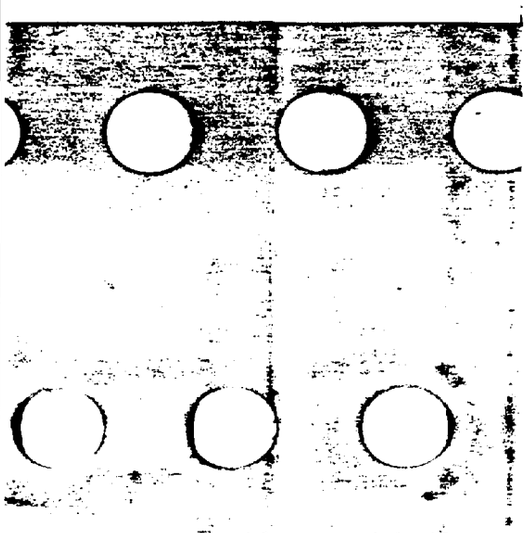
Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ 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 _____.

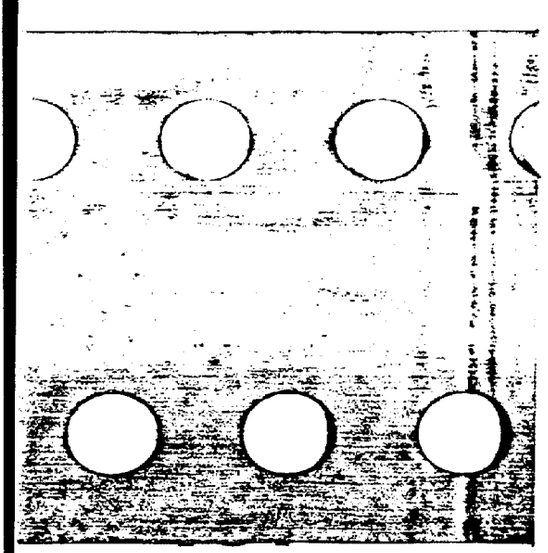
Witness my hand and official seal at office at _____ on this the _____ day of _____ 19_____ .

My commission expires _____

Notary Public

WARRANTY DEED
FROM
TO
RETURN TO:





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 29250.00
CON TX 108.04
PRFEE 1.00
WDEED 8.00
TOTAL 117.04
CHECK 117.04

01/19/94 01 08:58 0001 0759

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

08638
IDENTIF. ◆ REFERENCE

94 JAN 19 AM 8:57

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No.746734