File Box 7 Bassett

Box 11

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FILE #32222

| ADDRESS NEW OWNER: | SEND TAX BILLS TO: | MAP-PARCEL NOS. |
|---|---|---|
| M. Shaw Flippen, Jr.<br>711 Estes Road<br>Nashville, TN 37215 | First Tennessee Bank<br>P.O. Box 351<br>Memphis, TN 38101 | Map 116-4<br>Parcel 129 |

This instrument prepared by: Robert J. Notestine, III, Attorney, 104 Woodmont Boulevard, Suite 115, Nashville, Tennessee 37205

**WARRANTY DEED**

**FOR AND IN CONSIDERATION** of the sum of Ten ($10.00) Dollars cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, We, Jeffrey M. Tweel and wife Susan G. Tweel, (The "Grantors") have bargained and sold, and by these presents do transfer and convey unto M. Shaw Flippen, Jr. (The "Grantee") Grantee's successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, being more particularly described as follows, to wit:

BEING Lot No. 11, on the Plan of Clearview, a Subdivision of Lots 7, 8, 12, 13, 16 and 17 of Ensworth and Lots 35 to 41 inclusive of Kenner Manor Subdivision, of record in Book 843, page 8, Register's Office for said County.

Said Lot No. 11 fronts 87 feet on the westerly margin of Estes Road, formerly Wilson Avenue, and extends back 118 feet on the northerly line and 125 feet on the southerly line to a dead line in the rear, measuring 89.5 feet thereon.

Being the same property conveyed to Jeffrey M. Tweel and wife, Susan G. Tweel by Deed from Martha Stiles Compton and Elizabeth Ann (Betty) Stiles Montgomery as of record in Book 7415, page 950, Register's Office for Davidson County, Tennessee.

This conveyance is subject to taxes for the year 1994 and subsequent years, easements and restrictive covenants of record.

This is improved property commonly known as 711 Estes Road, Nashville, TN 37215.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater for this transfer is $102,000.00

M. Shaw Flippen, Jr.
Affiant

Subscribed and sworn to before me this 4th day of March, 1994.

Notary Public

My Commission Expires 1/22/95

**TO HAVE AND TO HOLD** the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantee Grantee's successors and assigns, forever.

And Grantors do covenant with the said Grantee that Grantors are lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same are unencumbered except as set forth hereinabove.

And Grantors do further covenant and bind themselves, their representatives and assigns, to warrant and forever defend the title to the Property to the said Grantee, his successors and assigns against the lawful claims of all persons whomsoever.

**IN WITNESS WHEREOF**, the Grantors have caused this Deed to be executed this 4th day of March, 1994.

Jeffrey M. Tweel

Susan G. Tweel

**SATE OF TENNESSEE}**
**COUNTY OF DAVIDSON}**

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Jeffrey M. Tweel and wife, Susan G. Tweel, 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 Nashville, Tennessee, this 4th day of March, 1994.

Janice L. Davis
Notary Public

My Commission Expires: 09/21/96

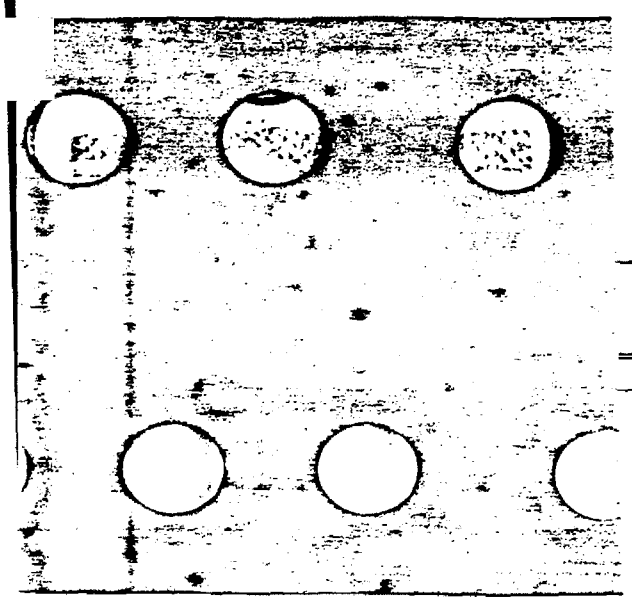
NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

94 MAR -8 AM 11:19
FELIX ... REGISTER
DAVIDSON COUNTY, TN.

9057 03/08 0101 03CHECK 386.40

25260
IDENTIF. ↑ REFERENCE

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



RECEIVED OF _____

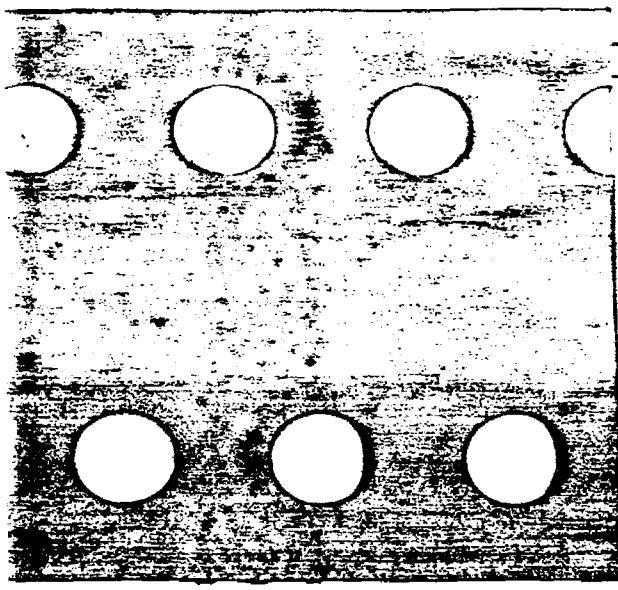
FOR _____

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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 | |
| | | | | 102000.00 |
| | | | CON TX | 377.40 |
| | | | PRFEE | 1.00 |
| | | | WDEED | 8.00 |
| | | | TOTAL | 386.40 |
| | | | CHECK | 386.40 |

03/08/94 01 11:21 0001 9057



RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

25260
IDENTIF. # REFERENCE

94 MAR -8 AM 11:19
REGISTER
DAVIDSON COUNTY, TN.

No. 764461