WARRANTY DEED

File 12797
File Box 38
(First Title & Escrow)

THIS INSTRUMENT PREPARED BY
George E. Mudter, Jr., Atty.
4301 Hillsboro Road, Suite 220
Nashville, Tennessee 37215

BOOK 9455 PAGE 553

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
KATHERINE N. FLYNN	NEW OWNER	Map 104-6-K
(NAME)	(NAME)	
101 St. Charles Place		Parcel 101
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, Tennessee 37212		F.B. 26W9854
(CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN 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, IRBY C. SIMPKINS, JR. AND WIFE, PEACHES GUNTER SIMPKINS

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO KATHERINE N. FLYNN, TRUSTEE OF THE TIMOTHY R. FLYNN TRUST UNDER AGREEMENT DATED AUGUST 26, 1981, AND KATHERINE N. FLYNN TRUSTEE OF THE THOMAS R. FLYNN TRUST UNDER AGREEMENT DATED AUGUST 26, 1981 HEREINAFTER CALLED THE GRANTEES, THEIR SUCCESSORS, 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 Unit No. 101, together with the appurtenant interest in the common elements of St. Charles Place Condominium Association, a horizontal property regime established by Master Deed, of record in Book 6438, page 595, rerecorded in Book 6452, page 864, Register's Office for Davidson County, Tennessee, said unit being depicted on the Condominium Site Plan attached as Exhibit "C" to the aforementioned Master Deed.

Being the same property conveyed to Irby C. Simpkins, Jr. by deed from Billy N. Sherrill and spouse, Charlene E. Sherrill of record in Book 8065, page 761, Register's Office for Davidson County, Tennessee. Said property being vested in Irby C. Simpkins, Jr. and wife Peaches Gunter Simpkins by quitclaim deed of record in Book 8192, page 906, said Register's Office.

This conveyance is made subject to: (1) 1994 Taxes, which have been prorated and assumed by the Grantees; (2) Restrictions of record in Book 6438, page 595, re-recorded in Book 6452, page 864, amended in Book 6488, page 833 and Book 6539, page 893; (3) Charter of Incorporation of record in Book 6457, page 589; and (4) All matters appearing on the Plan of record in Book 6438, page 595, rerecorded in Book 6452, page 864, said Register's Office.

87632
IDENTIF. & REFERENCE

94 SEP -2 PM 1:14
FILED [illegible] REGISTER
DAVIDSON COUNTY, TN.

4906 09/02 0101 03CHECK 490.00

This is unimproved ( ) improved (XX) property, known as 101 St. Charles Place, Nashville, Tennessee 37212

TO HAVE AND TO HOLD the said tract or parcel of land, with the apurtenances, estate, title and interest thereto belonging to the said GRANTEES, their successors, 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, successors, assigns and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their successors, 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.

In witness whereof, the GRANTORS have hereunto set their hands (if a corporation, has caused its name to be signed hereto by its duly authorized officer) on this 1st day of September, 19 94

IRBY C. SIMPKINS, JR.

PEACHES GUNTER SIMPKINS

BOOK 9455 PAGE 554

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, IRBY C. SIMPKINS, JR. AND WIFE, PEACHES GUNTER SIMPKINS with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand at office, this 1st day of September, 19 94.

My commission expires 11/20/96 Notary Public

STATE OF _____
COUNTY OF _____

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, _____

with whom I am personally acquainted, and who acknowledged that _____ executed the within instrument for the purposes therein contained, and who further acknowledged that _____ is the _____ of _____ the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand at Office, this _____ day of _____, 19____.

My commission expires _____ Notary Public _____

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 130,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st DAY OF September, 19 94

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

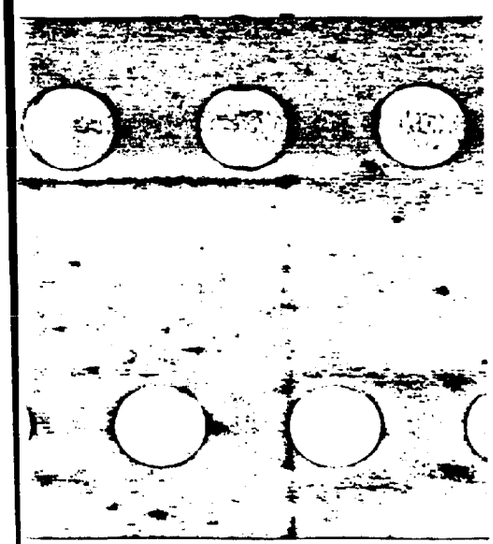
Notary Public

WARRANTY DEED

FROM IRBY C. SIMPKINS, JR. AND WIFE, PEACHES GUNTER SIMPKINS

TO KATHERINE N. FLYNN

PLEASE RETURN TO:
First Title & Escrow Company, Inc.
Suite 11C The Paddock
229 Ward Circle
P.O. Box 926
BRENTWOOD, TENNESSEE 37024-0926



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

RECEIVED OF _____

FOR _____

BOOK 9455 PAGE 555

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	
	130000.00
CON TX	481.00
PRFEE	1.00
WDEED	8.00
TOTAL	490.00
CHECK	490.00

09/02/94 01 13:12 0001 4906

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

94 SEP -2 PM 1:

FELIX [illegible]
DAVIDSON COUNTY, TN

87632
IDENTIF. ↑ REFERENCE

No. 831279