BOOK 9470 PAGE 212

FORM NO. WD-1

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 50,000.00

Dave E. Batey
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10th DAY OF August, 1994

Notary Public

MY COMMISSION EXPIRES: 10-12-97

(AFFIX SEAL)

NOTARY PUBLIC LARGE DAVIDSON CO. TENN.

THIS INSTRUMENT WAS PREPARED BY

Dan F. Alexander, Attorney at Law, 2016 8th Ave. S. Nashville, TN 37204

NAME ADDRESS

NAME & ADDRESS OF PROPERTY OWNER	NAME & ADDRESS OF PERSON OR ENTITY RESPONSIBLE FOR PAYMENT OF REAL PROPERTY TAXES	MAP-PARCEL NUMBERS
Earl Jackson Flippen & Harry Clifford Flippen (NAME)	Same (NAME)	105-7-155
2570 Murfreesboro Rd. C-17 (STREET ADDRESS OR ROUTE NUMBER)	Same (STREET ADDRESS)	
Nashville, TN 37217 (CITY) (STATE) (P.O. ZIP)	Same (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, WE William N. Batey, Dave E. Batey and Betty Jean Schroeder

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Earl Jackson Flippen and Harry Clifford Flippen as Tenants ~~by the entirety~~ with right of survival (Joint Tenants with right ofsurvivalship)

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 the southerly 50 feet of the northerly 100 feet of the easterly 177.5 feet of Block "C" of the Merritt & Hagan Lands, as of record in Minute Book "N", page 241, of the County Court for Davidson County, Tennessee.

SAID part of said Block fronts 50 feet on the west side of Daisy Street or Little Hamilton Avenue, and runs back between parallel lines, 177.5 feet to an alley.

BEING the same property conveyed to William P. Batey and wife, Annie Bell Batey, by deed from Frank Higgins and Joe Frank, of record in Book 1314, page 62, Register's Office for Davidson County, Tennessee.

BEING the same property conveyed to William N. Batey, Dave E. Batey, and Betty Jean Schroeder, by Quitclaim Deed from William P. Batey and wife, Annie Bell Batey, of record in Book 6588, page 14, Register's Office for Davidson County, Tennessee dated June 20, 1985.

unimproved ( ) This is improved (X) property, known as 1315 Little Hamilton Street, Nashville, TN 37210
(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 our hands this 10th day of August, 1994

William N. Batey Dave E. Batey Betty Jean Schroeder

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STATE OF TENNESSEE
Davidson County

Personally appeared before me, Ginger Dyer, a Notary Public in and for said County and State, the within named William P. Batey and Dave E. Batey and Betty Jean Schroeder

the bargainor, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that they each executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 12th day of August, 1994

Commission Expires 10-12-97

Notary Public

GINGER M. DYER
NOTARY PUBLIC AT LARGE
WILSON CO. TENN.

STATE OF TENNESSEE
Davidson County

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named Annie Bell Batey

the bargainor, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that _____ executed the within instrument for the purposes therein contained.

Witness my hand and official seal at _____, Tennessee, this _____ day of _____, 1994

Commission Expires _____

Notary Public

92507

IDENTIF. & REFERENCE

PICK-UP

94 SEP 20 PM 12:58

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

WARRANTY DEED

FROM

William N. Batey Dave E. Batey

and Betty Jean Schroeder

TO

Earl Jackson Flippen and

Harry Clifford Flippen

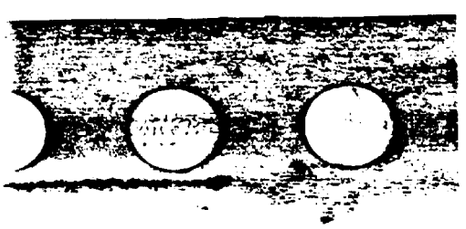
jointly with right of survivorship

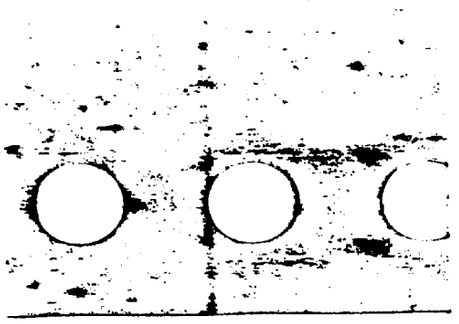
ATTORNEYS TITLE

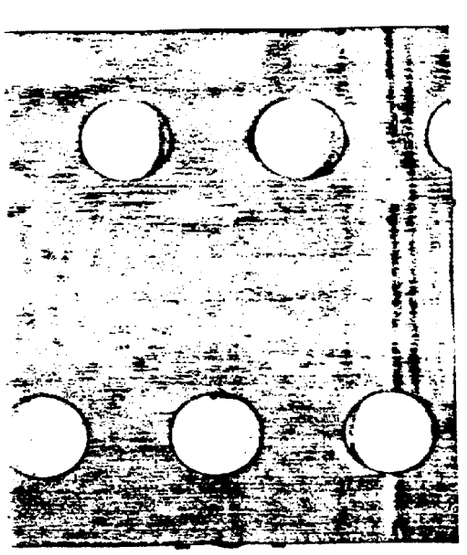
A Minnesota Title Company

SUITE 175 - 222 THIRD AVENUE NORTH
NASHVILLE, TENN. 37201
TELEPHONE 244-2101

0191 09/20 0101 CHECK 194.00







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 50000.00
				CON TX 185.00
				PRFEE 1.00
				WDEED 8.00
				TOTAL 194.00
				CHECK 194.00
09/20/94	01			12:57 0001 0191

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

92507
IDENTIF. & REFERENCE

94 SEP 20 PM 12:58
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 836498