BOOK 9604 PG 776

48
Cash

# WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 67,000.00

X _____
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24th DAY OF February, 19 95.

_____
Notary Public

MY COMMISSION EXPIRES: June 28, 1995
(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**
Lassiter, Tidwell & Hildebrand, P.O. Box 1369, Brentwood, TN 37027

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Daniel J. Flomerfelt (NAME) | Leader Federal Bank for Savings (NAME) | 083-07-0 054.00 |
| 801 McCarn Street (ADDRESS) | P. O. Box 2926 (ADDRESS) | |
| Nashville, TN 37206 (CITY) (STATE) (ZIP) | Memphis, TN 38101-2926 (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, Shanda Baker Kearns, Trustee of the 801 McCarn Land Trust

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Daniel J. Flomerfelt

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 Lot No. 34 on the Plan of the subdivision of Robert E. Powers' Lands, of record in Book 421, page 56, Register's Office for Davidson County, Tennessee.

Said part of Lot No. 34 fronts 50 feet on the westerly side of McCarn Street, formerly Campbell Avenue, and runs back between parallel lines with the northerly margin of Tillman Avenue 154 feet to an alley.

Being the same property conveyed to Shanda Baker Kearns, Trustee of the 801 McCarn Land Trust, by deed from Walter E. Kennedy of record in Book 9071, Page 218, Register's Office for Davidson County, TN.

Subject to all matters as shown on the Plan of Record.

95 FEB 27 PM 3:41
REGISTER
DAVIDSON COUNTY, TN.

37423
IDENTIF. & REFERENCE

unimproved ( )
This is improved ( X ) property, known as 801 McCarn Street, Nashville, TN 37206
(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 ~~XXXX~~ 22nd day of February, 19 95

Shanda Baker Kearns, Trustee

Shanda Baker Kearns, Trustee

STATE OF ~~TENNESSEE~~ TEXAS
COUNTY OF ~~WILLIAMSON~~ FORT BEND

BOOK 9604 PG 777

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Shanda Baker Kearns, Trustee

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 ~~BRENTWOOD~~ Sugarland, Texas, ~~Tennessee~~, this ~~XXXX~~ 22nd day of February, 19 95.

Commission expires ~~XXXXXXXXXXXX~~ 1/6/96

Notary Public

KELLY J. MILLER
NOTARY PUBLIC
State of Texas
Comm. Exp. 01-06-96

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 _____.

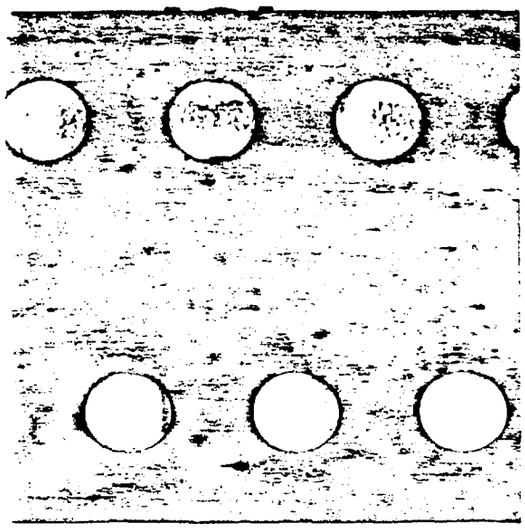
Witness my hand and official seal at office at _____ on this the _____ day of _____ 19_____.

My commission expires _____

Notary Public

5308 02/27 0101 03CHECK

256.90



**OFFICIAL RECEIPT**

**FELIX Z. WILSON, II**

**REGISTER OF DAVIDSON COUNTY**
**NASHVILLE, TENNESSEE**

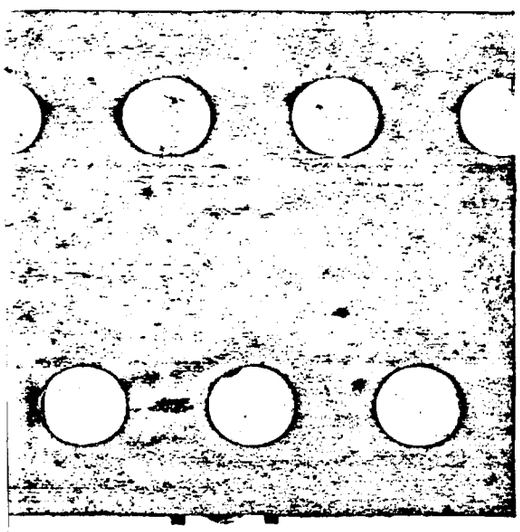
**RECEIVED OF** _____

**FOR** _____

BOOK 9604 PG 778

| | | |
|---|---|---|
| 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 | 67000.00 |
| CDN TX | 247.90 |
| PRFEE | 1.00 |
| WDEED | 8.00 |
| TOTAL | 256.90 |
| CHECK | 256.90 |

02/27/95 01 15:42 0001 5308

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

37423
IDENTIF. # REFERENCE

95 FEB 27 PM 3:41

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

**No.** 884980