40073
IDENTIF. & REFERENCE Boy 36

THIS INSTRUMENT PREPARED BY:
Douglas A. Brace, Attorney
ORTALE, KELLEY, HERBERT & CRAWFORD
200 Fourth Avenue North
Nashville, TN 37219-0375

95 MAR -7 PM 3:29

FELIX [illegible] REGISTER
DAVIDSON COUNTY, TN

BOOK 9613 PG 320

WARRANTY DEED

Name and Address of New Owner:
Kenneth D. Flatt
308 Singer Drive
Madison, Tn 37115

Send Tax Bills To:
New Owner
308 Singer Drive
Madison, TN 37115

Street Address of Subject Property:
1110 Stratton Avenue
Nashville, TN 37206

Map-Parcel No:
083-05-21

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **LOIS LOUISE SMITH AND HUSBAND, JOHN C. SMITH** hereinafter called **"GRANTOR,"** has bargained and sold, and by these presents does transfer and convey unto **KENNETH D. FLATT,** hereinafter called **"GRANTEES,"** their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

> Being Lot No. 16 on the Plan of the Subdivision of the Calvin Davis Lot, being a part of Block "B" in F. O. Beazley's Addition to East Nashville, as of record in Book 57, page 85, Register's Office for Davidson County,Tennessee.
>
> Being the same property conveyed to Lois Louise Smith, by Trustee's Deed from J. Michael Jacobs, Substitute Trustee, as of record in Book 7379, page 73, the said J. Michael Jacobs was appointed Substitute Trustee by Appointment of Substitute Trustee, as of record in Book 7340, page 957, Register's Office for Davidson County, Tennessee.

The conveyance of the above described parcel of land is subject to the following:

1. The Plan of record in Book 57, page 85, Register's Office for Davidson County, Tennessee, and all zoning regulations, setback lines, if any, easements and rights of way for public utilities applicable to the lot in question.

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 GRANTOR does covenant with the said GRANTEES that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and GRANTOR does further covenant and bind itself, its heirs, successors, assigns 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 its hand this 3rd day of March, 1995.

Lois Louise Smith
Lois Louise Smith

John C. Smith
John C. Smith

STATE OF TENNESSEE]
COUNTY OF DAVIDSON]

Before me, the undersigned, a Notary Public in and for said State and County aforesaid, personally appeared the within named Lois Louise Smith and husband John C. Smith, the bargainors, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this the 3rd day of March, 1995.

NOTARY PUBLIC
My commission expires:

DOUGLAS A. BRACE NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
AT LARGE
Douglas A. Brace
My Commission Expires
January 24, 1998
STATE OF TENNESSEE

STATE OF TENNESSEE]
COUNTY OF DAVIDSON]

The actual consideration or value whichever is greater for this transfer is $90,000.00

Affiant

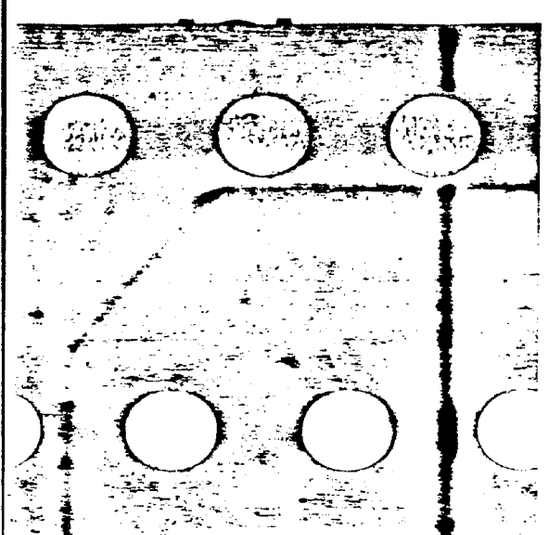
Subscribed and sworn to before me, this the 3rd day of March, 1995.

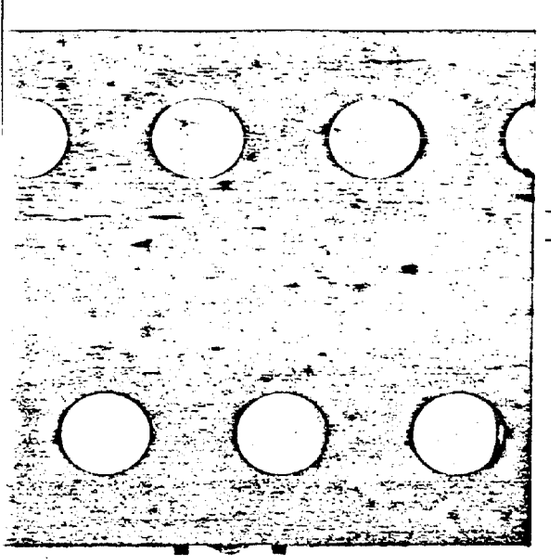
Notary Public
My commission expires:

DOUGLAS A. BRACE NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
AT LARGE
Douglas A. Brace
My Commission Expires
January 24, 1998
STATE OF TENNESSEE

3203 03/07 0101 03CHECK 342.00





OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 9613PG322

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 90000.00
CON TX 333.00
PRFEE 1.00
WDEED 8.00
TOTAL 342.00
CHECK 342.00

03/07/95 01 15:30 0001 B203

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

40073 IDENTIF. & REFERENCE

95 MAR -7 PM 3:29

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

No. 887836