FORM NO. WD-1

Book 9619 Pg 971

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $38,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th DAY OF March, 1995

Notary Public

MY COMMISSION EXPIRES: 5-23-95

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Jimmy A. Duncan, Atty., 4904 Charlotte Avenue, Nashville, Tennessee 37209
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Christopher S. Flatt et ux (NAME)	SAME (NAME)	Map 66
8294 River Road Pike (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	Par. 51
Nashville, TN 37209 (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, WE, Mary A. Charlebois, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Christopher S. Flatt and wife, Patricia M. Flatt

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:

A tract of land in the Second Civil District of Davidson County, Tennessee formerly in the Eighth Civil District of Davidson County, Tennessee lying on the south margin of River Road and being more fully described as follows:

Beginning at an iron pin on the south margin of River Road and approximately 1600' northwesterly from Cub Creek Road, thence

1) leaving the margin of River Road, N 74° 51' 57" W a distance of 625.75' following the right-of-way of Old River Road, to an iron pin, thence

2) with the margin of Old River Road through a curve to the right with a radius of 441.42' (central angle of 30° 25', a chord bearing of N 59° 39' 27" W and a chord distance of 231.60') a distance of 234.34' to an iron pin, thence

3) with the margin of Old River Road N 44° 26' 57" W a distance of 36.31' to an iron pin, at the southeast corner of Charles E. Ricketts Property as evidence in Deed Book 5022, Page 102, R.O.D.C., Tennessee, thence

4) with the line of Charles E. Ricketts N 31° 16' 28" E a distance of 126.20' to an iron pin on the south margin of River Road, thence

5) with the margin of River Road S 61° 32' E a distance of 868.88' to an iron pin back to the point of Beginning, and containing 1.906 acres.

Being the same property conveyed to Eugene B. Charlebois and wife, Mary A. Charlebois by deed from Patricia Allen, et al of record in Book 6728, page 240, and also being the same property conveyed to Mary A. Charlebois by deed from Eugene B. Charlebois or record in Book 9065, page 651, said Register's Office.

unimproved ( )
This is improved (X) property, known as 8294 River Road Pike, Nashville, Tennessee 37209
(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 11TH day of March, 1995

Mary A. Charlebois

STATE OF TENNESSEE
MISSOURI
Davidson County

BOOK 9619 PG 972

Personally appeared before me, Mary A. Charlebois, a Notary Public in and for said County and State, the within named Mary A. Charlebois, unmarried

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 Blue Springs, Missouri, this 11th day of March, 1995.

Willene Chapman Notary Public

Commission Expires June 24, 1998.

WILLENE CHAPMAN
NOTARY PUBLIC STATE OF MISSOURI
JACKSON COUNTY
MY COMMISSION EXP. JUNE 24,1998

STATE OF TENNESSEE
Davidson County

Before me, _____ a Notary Public in and for the State and County aforesaid, personally appeared _____

with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the _____ of the _____ a corporation, and that he as such _____, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as _____.

Witness my hand and official seal at _____, _____, this _____ day of _____, 19___.

_____ Notary Public

Commission Expires _____

WARRANTY DEED

FROM
Mary A. Charlebois

TO
Christopher S. Flatt et ux

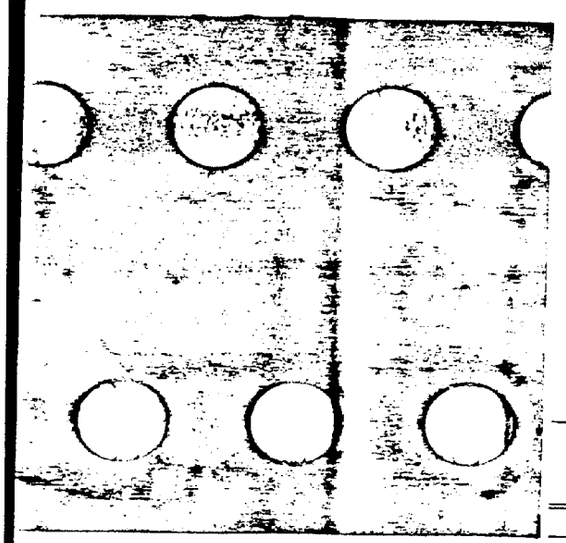
Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

42394
IDENTIFICATION REFERENCE

95 MAR 16 AM 9:48
FELIX [illegible] REGISTER
DAVIDSON COUNTY, TN.

PICK-UP

0763 03/16 0101 03CHECK 149.60



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

RECEIVED OF _____ BK 9619 PG 973

FOR _____

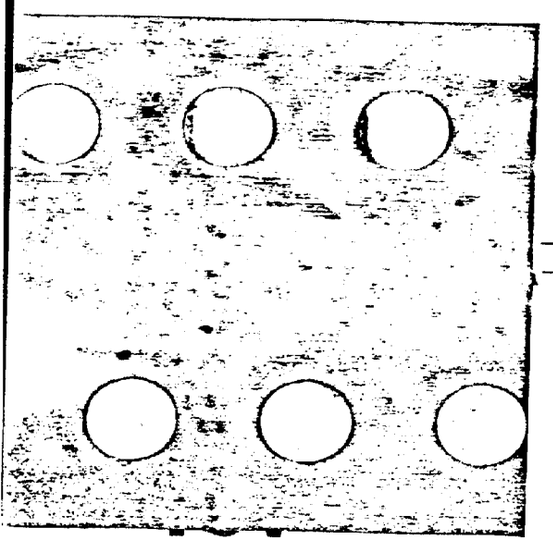
CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT 38000.00
CON TX 140.60
PRFEE 1.00
WDEED 8.00
TOTAL 149.60
CHECK 149.60

03/16/95 01 09:49 0001 0763

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



42394
IDENTIF. & REFERENCE

95 MAR 16 AM 9:48

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN.

No. 890354