2/12

[ADDRESS NEW OWNER:]	[SEND TAX BILL TO:]	[MAP-PARCEL NOS.]
[John E. Fowler	[Source One Mortgage Services Corporation	[MAP and PARCEL
[Laura S. Fowler	[Attn: Tax Dept.	[
[536 Skyview Drive	[27555 Farmington Road	[83-11-50
[Nashville, TN 37206	[Farmington Hills MI 48334	[

[This instrument prepared by: Smith & Archer, P.C., 2605 Elm Hill Pike, Suite C
[, Nashville, TN 37214 (Davidson County - Box 27B)

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN and No/100 ($10.00) DOLLARS cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, We, **Helen Flynn McLaughlin and Michael Perry Flynn**, (the "Grantors") have bargained and sold, and by these presents do transfer and convey unto **John E. Fowler and Laura S. Fowler, husband and wife** (the "Grantees"), Grantees' successors and assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, being more particularly described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 74 on the Map of Rolling Acres as of record in Book 1130, Page 34, Register's Office for said County.

Said Lot No. 74 fronts 75 feet on the westerly margin of Sky View Drive and runs back 191.7 feet on the north line and 174.2 feet on the south line, to a dead line in the rear measuring 76.82 feet thereon.

Being the same property conveyed to Earl M. Flynn and wife, Eula D. Flynn, by deed from John W. Hooker and wife, Pauline P. Hooker, of record in Book 2644, Page 233, Register's Office for Davidson County, Tennessee. The said Earl M. Flynn predeceased Eula D. Flynn. Eula D. Flynn having since died devising property to Helen Flynn McLaughlin and Michael Perry Flynn by Last Will and Testament in Will Book 180, Page 562 (see also Docket #99632 in the records of the Probate Clerk's office of Davidson County, Tennessee).

Eula D. Flynn and Eula McCord Flynn being one and the same person.

This is property with a common address of 536 Skyview Drive, Nashville, TN 37206.

CONVEYANCE OF SAID PROPERTY IS MADE SUBJECT TO THE FOLLOWING: 1) Property taxes for the current year, said taxes being prorated and payment of same being assumed by the Grantees; 2) The Plan of Record in Book 1130, Page 34, said Register's office and all matters therein.

[**STATE OF TENNESSEE**]
[**COUNTY OF Davidson**
[The actual consideration or value, whichever is greater for this
[transfer is $72,000.00
[
[Affiant
[Subscribed and sworn before me this 7th day of April, 1995.
[
[My Commission Expires: 10-14-96 Notary Public

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantees, Grantees' successors and assigns, forever.

And Grantors do covenant with the said Grantees that Grantors are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered except as set forth herein.

And Grantors do further covenant and bind themselves, their representatives and assigns, to warrant and forever defend the title to the Property to the said Grantees, their successors and assigns against the lawful claims of all persons whomsoever.

When necessary for proper construction, the singular shall include the plural and the plural shall include the singular, and the reference to any gender shall include reference to any and all genders.

IN WITNESS WHEREOF, the Grantors have caused this Deed to be executed this **7th** day of **April, 1995**.

Helen Flynn McLaughlin
Helen Flynn McLaughlin

Michael Perry Flynn
Michael Perry Flynn

By: Helen Flynn McLaughlin
Helen Flynn McLaughlin
Attorney-in-Fact

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, **the undersigned authority**, a Notary Public in and for said County and State, the within named **Helen Flynn McLaughlin and Michael Perry Flynn**, with whom I am personally acquainted, or who proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at **Nashville**,, Tennessee, this **7th** day of **April, 1995**.

LISA D. VANCE NOTARY PUBLIC STATE OF TENNESSEE

L. D. Vance
Notary Public
My Commission Expires: 11-14-96

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a notary public in and for said county and state, the within named **Helen Flynn McLaughlin**, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the foregoing (Warranty Deed) instrument as the free act and deed of the said **Michael Perry Flynn**, for the purposes therein contained by virtue of a Limited Power of Attorney duly executed by the said Michael Perry Flynn, recorded simultaneously herewith.

WITNESS MY HAND AND OFFICIAL SEAL, on this the 7th day of April, 1995.

LISA D. VANCE NOTARY PUBLIC STATE OF TENNESSEE LARUE COUNTY

L. D. Vance
NOTARY PUBLIC

My Commission Expires: 10-14-96

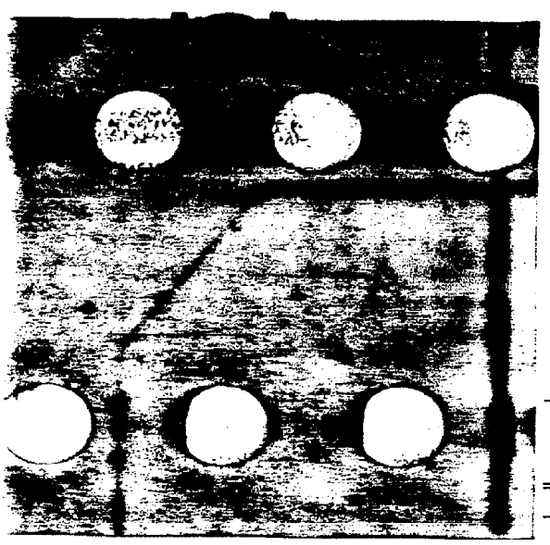
File No. 9504-115

3145 04/21/1995 01:01 03CHECK 275.40

95 APR 21 AM 9:55
FELIX Z. WILSON II, REGISTER
DAVIDSON COUNTY, TN.

53621
IDENTIF. + REFERENCE

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED



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

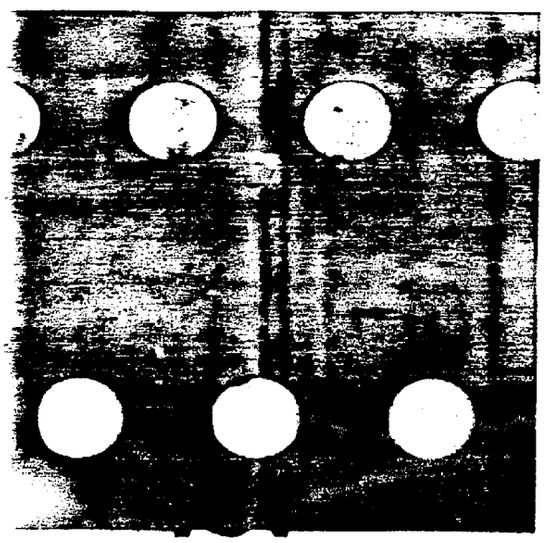
RECEIVED OF _____

FOR _____

BOOK 9651 PG 346

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



53621
IDENTIF. # REFERENCE

95 APR 21 AM 9:55

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

CAMT 72000.00
CON TX 266.40
PRFEE 1.00
MTGTX 8.00
TOTAL 275.40
CHECK 275.40

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

04/21/95 01 09:54 0001 3145

No. 902606