1052 - 1
14A

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 265,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
31st DAY OF July 19 95

Notary Public

MY COMMISSION EXPIRES: 7/24/97
(AFFIX SEAL)

JOHN T. COOK
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY

JOHN T. COOK, P.C., 2927 BERRY HILL DRIVE, NASHVILLE, TN 37204

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
BRIAN WILLIAM DILLER	SAME	MAP 104-5
(NAME)	(NAME)	
3622 Meadowbrook Avenue		PARCEL 266
(ADDRESS)	(ADDRESS)	
Nashville, TN 37205		26W-00275
(CITY) (STATE) (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, MARK A. NOWLAN AND JOSEPH T. FLYNN, BOTH UNMARRIED

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO BRIAN WILLIAM DILLER AND WIFE, WHITNEY CLAY DILLER

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 Lot No. 455 on the Plan of Richland Realty Company's Division "C" as of record in Book 421, page 31, said Register's Office, to which plan reference is hereby made for a more complete legal description.

BEING the same property conveyed to Mark A. Nowlan and Joseph T. Flynn, Both Unmarried, by Deed from Steven F. Warren and wife, Eva M. Horn, of record in Book 9003, Page 924, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

THIS instrument is being executed in behalf of MARK A. NOWLAN pursuant to a Power of Attorney executed by same on the 21st day of July, 1995, and being filed for record simultaneously herewith.

0085385
IDENTIF. ↑ REFERENCE

95 AUG -2 PM 2:50
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

unimproved ( )
This is improved (X) property, known as 3622 Meadowbrook Avenue, Nashville, TN 37205
(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 hand s this 31st day of July 19 95

MARK A. NOWLAN BY: R. ALLEN DECUYPER, ATTORNEY IN FACT

JOSEPH T. FLYNN

STATE OF TENNESSEE
COUNTY OF

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

_____

_____

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 _____19_____ .

Commission expires _____ _____
Notary Public

_____

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, a 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

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named JOSEPH T. FLYNN, UNMARRIED, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office at Nashville, Tennessee, this 31st day of July, 1995.

_____
Notary Public

My Commission Expires: 7/24/97

JOHN T. COOK NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this 31st day of July, 1995, before me personally appeared R. ALLEN DECUYPER to me known to be the person who executed the foregoing instrument in behalf of MARK A. NOWLAN and acknowledged that he executed the same as the free act and deed of said MARK A. NOWLAN.

Witness my hand and official seal at office at Nashville, Tennessee.

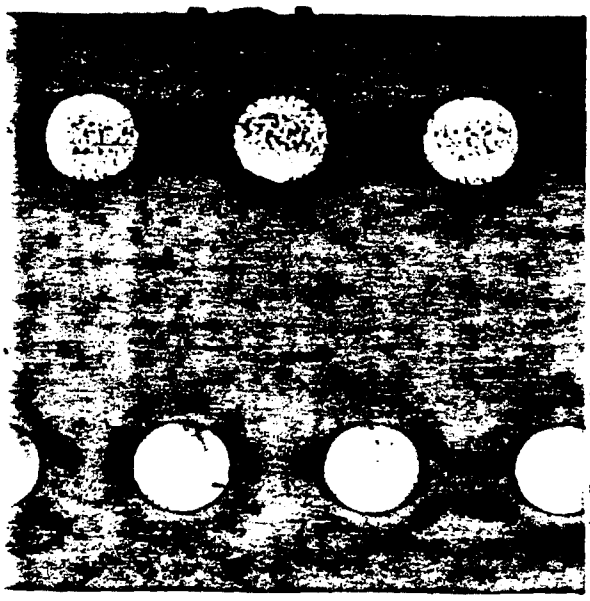
_____
Notary Public

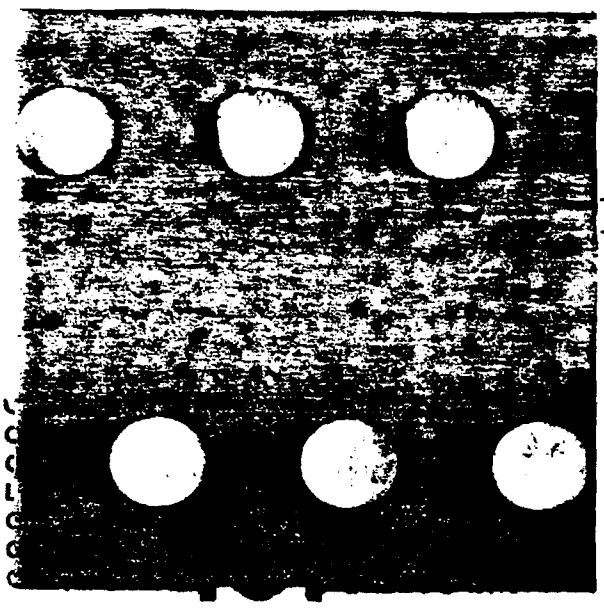
My Commission Expires: 7/24/97

JOHN T. COOK NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

8006 08/02 0101 03CHECK

989-50





OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

Book 9750 PG 68

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 265000.00
CON TX 980.50
PRFEE 1.00
WDEED 8.00
TOTAL 989.50
CHECK 989.50

08/02/95 01 14:50 0001 8006

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0085385
IDENTIF. ↑ REFERENCE

95 AUG -2 PM 2:50
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 937038