PREPARED BY (AND RETURN TO):

WILKINS & IVEY
Attorneys At Law
2405 Crestmoor Road; P.O. Box 150157
Nashville, Tennessee 37215-0157
Ph. (615) 298-3312 - Fax. 292-8746

W & I Ref: (cmw) Title No: 36845
Dav. Co. File: Box 8

95 AUG 17 AM 11:25
REGISTER
DAVIDSON COUNTY, TN.

IDENTIF. & REFERENCE

00090556

BOOK 9765 PG 664

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Michael T. Flaherty Victoria Flaherty 1234 Carl Seyfert Drive Brentwood, Tn 37027	First Tennessee Bank, N.A. P.O. Box 351 Memphis, TN 38101

TAX MAP-PARCEL NUMBERS: 145-14-50 FH 23805

WARRANTY DEED

3598 08/17 0101 03CHECK 1017.25

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Randall Thomas Burgett and spouse, Kristin Trimpe Burgett,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Michael T. Flaherty and spouse, Victoria Flaherty,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

LAND in Davidson County, Tennessee, being Lot No. 12 on the plan of Galaxy Estates, of record in Book 4175, page 77, Register's Office for said County.

SAID Lot No. 12 fronts 183.00 feet on the northerly margin of Carl Seyfert Memorial Drive and extends back 293.80 feet on the easterly line and 307.00 feet on the west line to a dead line in the rear, measuring 185.50 feet thereon.

BEING the same property conveyed to Randall Thomas Burgett and wife, Kristin Trimpe Burgett by deed from Dr. Paul S. Auerbach and wife, Sharon L. Auerbach of record in Book 8790, page 386, Register's Office for Davidson County, Tennessee.

Description Reference: The description is the same as that used in the last deed prior to this transaction..

This conveyance is subject to any and all matters shown on the herein referenced Plan of record in said Register's Office.

This is improved property, known as: 1234 Carl Seyfert Drive, Brentwood, Tn 37027

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised 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.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 16th day of August, 1995.

Randall Thomas Burgett **Kristin Trimpe Burgett**

BOOK 9765 PG 665

State of Tennessee
County of Davidson

On this 16th day of August, 1995, before me the undersigned authority, personally appeared **Randall Thomas Burgett** and **Kristin Trimpe Burgett**, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires: _____ Notary Public

PERCY WILKINS JR NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. EXP. 7/27/96

State of Tennessee
County of Davidson

A F F I D A V I T

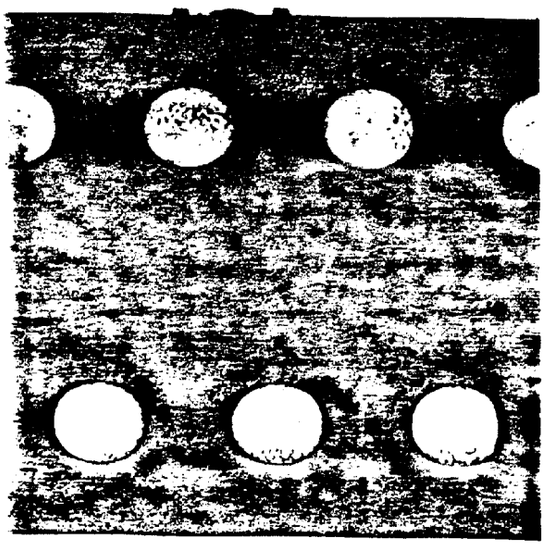
The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 272500.00

Affiant

Sworn and subscribed before me on the 16th day of August, 1995.

My Commission Expires: _____ Notary Public

PERCY WILKINS JR NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. EXP. 7/27/96



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

RECEIVED OF _____

FOR _____

BOOK 9785 PG 666

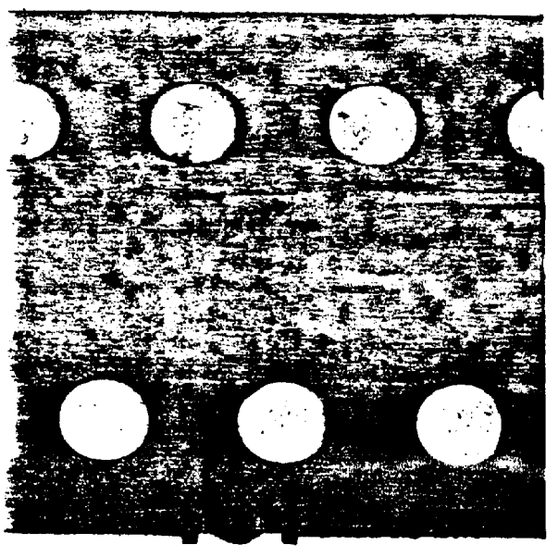
CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT
272500.00
CON TX 1008.25
PRFEE 1.00
MTEED 8.00
TOTAL 1017.25
CHECK 1017.25

08/17/95 01 11:28 0001 3598

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



0090556
IDENTIF. ↑ REFERENCE

95 AUG 17 AM 11:25

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 942572