0094224

IDENTIF. & REFERENCE

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

95 AUG 29 AM 10: 17

REGISTER

W & I Ref: (kd) Title No: 36859
Dav. Co. File: Box 8

BOOK 9776 PG 292

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Jerome R. Hoard 113 Coastal Court East Nashville, Tennessee 37217	CTX Mortgage Company P. O. Box 19000 Dallas, Texas 75219-9000

TAX MAP-PARCEL NUMBERS: 136-07-101

WARRANTY DEED

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 **Carl Joseph Flanagan and spouse, Sandra Sue Flanagan,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Jerome R. Hoard and spouse, Anita Davis Hoard,** 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. 168 on the plan of Section Four, Priest Lake Park, of record in Book 4460, page 15, 16 and 17, Register's Office for said County.

SAID Lot No. 168 fronts 44.52 feet on the northeasterly margin of a cul de sac on Coastal Court East and extends back 109.53 feet on the westerly line and 173.44 feet on the southerly line to a broken line in the rear, measuring 178.64 feet thereon.

BEING the same property conveyed to Carl Joseph Flanagan and wife, Sandra Sue Flanagan by deed from Scott I. Josephson and wife, Rebecca E. Josephson of record in Book 9257, page 673, Register's Office for Davidson County, Tennessee.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

The property herein conveyed is subject to restrictive covenants of record in Book 4505 Page 774 said Register's Office, and to the matters set forth in the referenced Plan of record.

This is improved property, known as: 113 Coastal Court East, Nashville, Tennessee 37217

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 28th day of August, 1995.

Carl Joseph Flanagan **Sandra Sue Flanagan**

State of Tennessee
County of Davidson

On this 28th day of August, 1995, before me the undersigned authority, personally appeared **Carl Joseph Flanagan** and **Sandra Sue Flanagan**, 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 MILLING 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: $ 119000.00

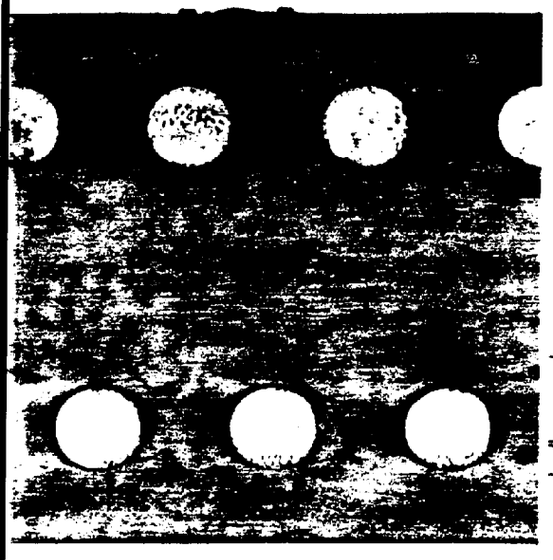
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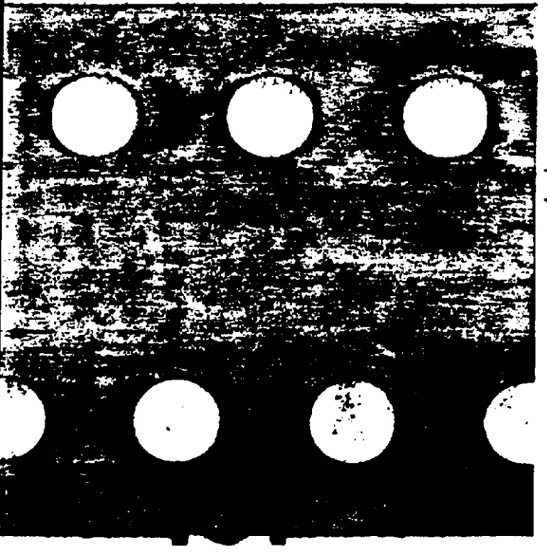
Sworn and subscribed before me on the 28th day of August, 1995.

My Commission Expires: _____ Notary Public

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

7630 08/29 0101 03CHECK 449.30





OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 9776 PG 294

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 119000.00
CON TX 440.30
PRFEE 1.00
WDEED 8.00
TOTAL 449.30
CHECK 449.30

08/29/95 01 10:17 0001 7630

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

00094224
IDENTIF. ↑ REFERENCE

95 AUG 29 AM 10: 17

REGISTER
DAVIDSON COUNTY, TN.

No. 946559