BOOK 9898 PG 849

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 68,800.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th DAY OF December 1995

Notary Public

MY COMMISSION EXPIRES: ~~November 28, 1998~~ 3-21-98
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
SECURITY ESCROW & TITLE CO., 1005 8th Avenue South, Nashville, TN 37203

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Paul Flournoy (NAME)	GUARANTY TRUST COMPANY (NAME)	MAP 42-12
407 A & B Williams Avenue (ADDRESS)	P. O. Box 1218 (ADDRESS)	PARCEL 82
Madison, Tennessee 37115 (CITY) (STATE) (ZIP)	Murfreesboro, Tn 37133-1218 (CITY) (STATE) (ZIP)	

FOR AND 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, Casey Moreland and wife, Jacqueline Moreland

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Paul Flournoy, unmarried

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. 5 on the Plan of Woodrose Subdivision, of record in Book 5800, Page 216, Register's Office for Davidson County, Tennessee.

BEGINNING at a point in the south right-of-way of Williams Avenue, the northeast corner of Lot No. 2 of said subdivision; thence southeast with the right-of-way 61 feet to a point; thence south 11 deg. 57 min. 22 sec. west leaving Williams Avenue 200 feet to a point; thence north 78 deg. 02 min. 59 sec. west 61 feet to a point; thence north 11 deg. 57 min. 22 sec. east 200 feet to the point of beginning.

Being the same property conveyed to Casey Moreland and wife, Jacqueline Moreland by deed from Old Hickory Credit Union of record in Deed Book 8330, Page 7, Register's Office for said County.

This conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, easements and rights-of-way for public utilities of record.

unimproved ( )
This is improved (X) property, known as 407 A & B Williams Avenue, Madison, Tennessee 37115
(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 20th day of December, 19 95

Casey Moreland

Jacqueline Moreland

BOOK 9898 PG 850

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 Casey Moreland and wife, Jacqueline Moreland

the bargainor S, with whom I am personally acquainted or 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 20th day of December 19 95.

Commission expires ~~November 28, 1998~~ 3-21-98

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 within named bargainor, and 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_____.

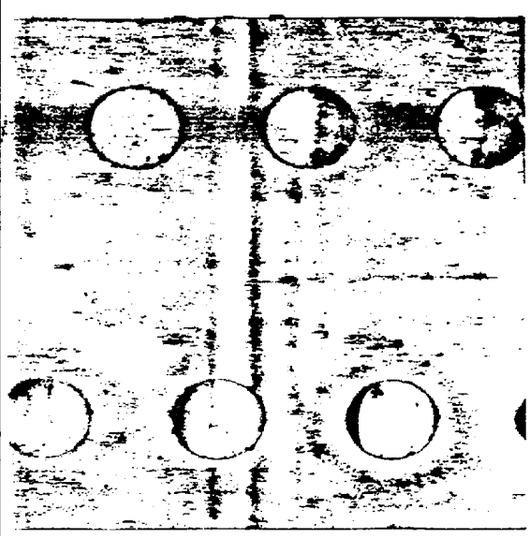
My commission expires 11-28-98

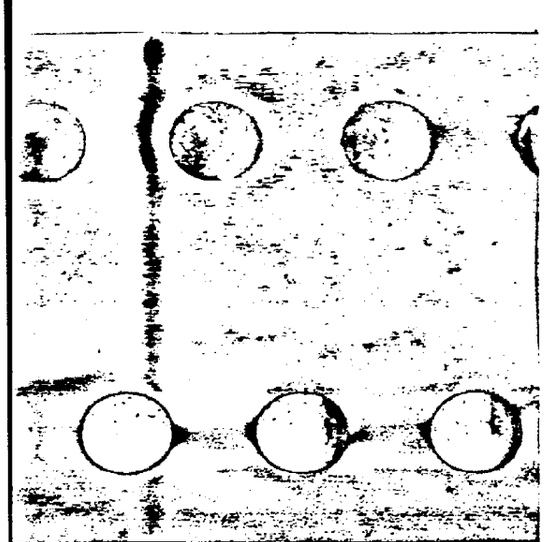
Notary Public

0135190
IDENTIF. ↑ REFERENCE

95 DEC 27 P1:12:34
FELIX Z. VILLIS, CLERK & REGISTER
DAVIDSON COUNTY, TN.

1995 12/27 0101 03CHECK 263.50





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

RECEIVED OF _____

FOR _____

BOOK 9898 PG 851

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

DAMT	68800.00
CON TX	254.56
PRFEE	1.00
WDEED	8.00
TOTAL	263.56
CHECK	263.56

12/27/95 01 12:33 0001 1709

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

95 DEC 27 PM 12:4
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

0135190
IDENTIF. ↑ REFERENCE

No. 990103