WARRANTY DEED

BOOK 9913 PG 545

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 29,200.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5th DAY OF January 19 96

Notary Public

MY COMMISSION EXPIRES: June 18, 1998
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
BEATY TITLE BRENTWOOD, INC., 5550 FRANKLIN ROAD, SUITE 103, NASHVILLE, TN 37220

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
TERRY F. FLATT	TERRY F. FLATT	MAP 71 - 8
(NAME)	(NAME)	
421 CHICKASAW TRAIL	Same	PARCEL 183
(ADDRESS)	(ADDRESS)	
Goodlettsville TN 37072		
(CITY) (STATE) (ZIP)	(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, PATTY ANN GONEY AND HUSBAND, DAVID VERNELL GONEY AND THERESA AITA KING

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO TERRY F. FLATT AND WIFE, KIM FLATT

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. 104 on the Plan of Section One, Joywood Heights, of record in Plat Book 1130, page 91, Register's Office for said County.

Said Lot No. 104 fronts 60 feet on the southerly side of Norton Avenue and runs back between parallel lines 160 feet to a dead line.

Being the same property conveyed to Theresa Aita King, a widow, by deed from Patty Thompson Goney, of record in Book 4618, page 361, Register's Office for Davidson County, Tennessee. The said Theresa Aita King conveyed her interest to Patty Ann Goney, reserving a Life Estate unto herself, Theresa Aita King, a single woman, of record in Book 7421, page 857, Register's Office for Davidson County, Tennessee.

This conveyance is made 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 easement for power line granted to Nashville Railway and Light Company of record in Book 834, page 448, said Register's Office; easements, setback lines, etc. as set forth on the above plan of record, said Register's office; and taxes for the current year which have been assumed by the Grantee(s) herein.

LEGAL DESCRIPTION CONTINUED

unimproved ( )
This is improved (X) property, known as 508 NORTON AVENUE, NASHVILLE, Tennessee 37207
(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 5th day of January 19 96

Patty Ann Goney
PATTY ANN GONEY

THERESA AITA KING
By: Theresa Aita King by Patty Ann Goney
PATTY ANN GONEY, ATTORNEY-IN-FACT

DAVID VERNELL GONEY
By: David Vernell Goney by Patty Ann Goney
PATTY ANN GONEY, ATTORNEY-IN-FACT

LEGAL DESCRIPTION CONTINUATION

Patty Ann Goney is one and the same person as Patty Thompson Goney.

Theresa Aita King enters into this Warranty Deed to convey any and all interest she may have including her life estate.

David Vernell Goney husband, of the above named Patty Ann Goney, joins in this conveyance for the purpose of releasing any and all rights he may have in and to the above described property, especially his marital rights.

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 PATTY ANN GONEY the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 5TH of JANUARY, 1996.

NOTARY PUBLIC DEBRA WICKE

My Commission Expires: 6/10/98

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this January 5, 1996, before me personally appeared PATTY ANN GONEY, to me known (or proven to me on the basis of satisfactory evidence to be the person who executed the foregoing instrument on behalf of THERESA AITA KING, and acknowledged that she she executed the same as the free act and deed of said THERESA AITA KING

Witness by hand and official seal at Nashville, Tennessee, this 5th of JANUARY, 1996.

NOTARY PUBLIC DEBRA WICKE

My Commission Expires 6/10/98

6370 01/10 0101 03CHECK 117.04

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this January 5, 1996, before me personally appeared PATTY ANN GONEY, to me known (or proven to me on the basis of satisfactory evidence to be the person who executed the foregoing instrument on behalf of DAVID VERNELL GONEY, and acknowledged that he executed the same as the free act and deed of said DAVID VERNELL GONEY

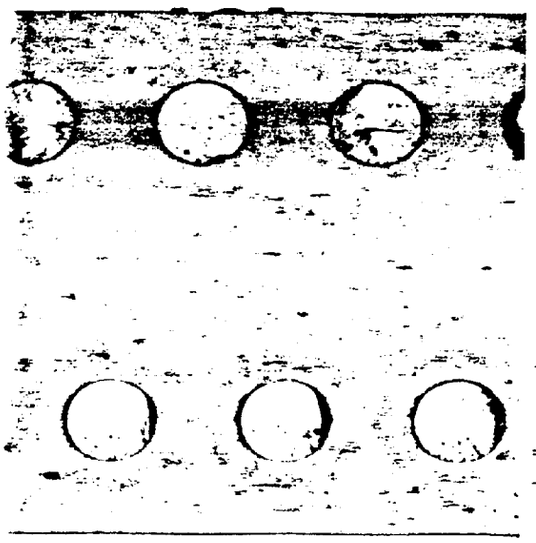
Witness by hand and official seal at Nashville, Tennessee, this 5th of JANUARY, 1996.

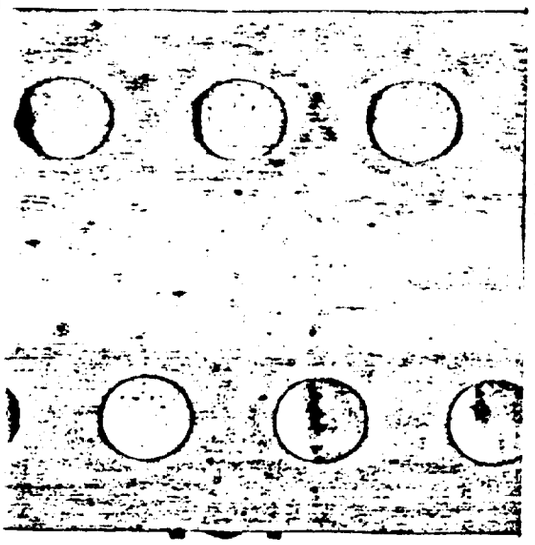
NOTARY PUBLIC DEBRA WICKE

My Commission Expires 6/10/98

96 JAN 10 AM 10 04
DAVIDSON COUNTY, TN.

IDENTIF. & REFERENCE 0139549





OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 9913 PG 547

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 29200.00
CON TX 108.04
PRFEE 1.00
WDEED 8.00
TOTAL 117.04
CHECK 117.04

01/10/96 01 10:07 0001 6370

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0139549
IDENTIF. # REFERENCE

95 JAN 10 AM 10:04
FELIX Z. WILSON, II
REGISTER
DAVIDSON COUNTY, TN.

No. 994706