Address New Owner:
Dean E. Flint

325 Manzano Road

Madison, TN 37115

Send Tax Bills to:
Same as New Owner

BOOK 10013 PG 350

96 APR 12 AM 10:24
FELIX [illegible] REGISTER
DAVIDSON COUNTY, TN.

0170556
IDENTIF. & REFERENCE

Tax Map and Parcel Nos.
Map 60-12
Parcels 37 and 38

WARRANTY DEED

FOR AND IN CONSIDERATION of Ten and No/100--- ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee and other good and valuable consideration, the receipt of all of which is hereby acknowledged, **I, BEULAH ALLEN by and through my Attorney-in-Fact, BOBBIE GANT**, hereinafter called the Grantor, has bargained and sold and by these presents do hereby transfer and convey unto **DEAN E. FLINT**, hereinafter called the Grantee, his successors and assigns, a certain tract or parcel of land located in DAVIDSON County, Tennessee and being more particularly described in Exhibit "A" attached hereto and made a part hereof.

TO HAVE AND TO HOLD the said tract or parcel of land together with all and singular easements, appurtenances, heriditaments, estate, title and interest thereto belonging or in anywise appertaining to the said Grantee, his successors and assigns in fee simple forever.

GRANTOR does hereby covenant with the said Grantee that she is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and that the same is unencumbered except for taxes for the year 1996; Any and all Easements, Building Setback Lines, Notes, etc, if any, as may be set forth on the Plan of Highland Park, Block "C", of record in Book 974, Page 33, Register's Office for Davidson County, Tennessee.

GRANTOR does further covenant and bind herself, her heirs, successors and representatives, to warrant and forever defend the title to the said land to the said Grantee, his successors and assigns against the lawful claims of all persons whomsoever.

Whenever 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 my hand this the 8th day of April, 1996.

Beulah Allen
Beulah Allen

Bobbie Gann
By: Bobbie Gant
Attorney-in-Fact

9643 04/12 0101 03CHECK 142.50

STATE TENNESSEE
COUNTY OF DAVIDSON

On this 8th day of April, 1996, before me personally appeared Bobbie Gant to me known to be the person who executed the foregoing instrument on behalf of Beulah Allen and acknowledged that she executed the same as the free act and deed of the said Beulah Allen.

Witness my hand and official seal at Madison, Tennessee this the 8th day of April, 1996.

My Commission expires:
5/23/98

Deanie L. Gregory
Notary Public

STATE OF TENNESSEE
DAVIDSON COUNTY

The actual consideration or value, whichever is greater, for this transfer is $35,000.00.

Dean E. Flint
Affiant

Sworn to and subscribed before me
this the 8th day of April, 1996.

Deanie L. Gregory
Notary Public
My Commission expires: 5/23/98

THIS INSTRUMENT PREPARED BY:
DEANIE L. GREGORY, ATTORNEY
GREATER NASHVILLE TITLE & CLOSING CO.
223 Madison Street, S. 102
Madison, Tn 37115

EXHIBIT "A"

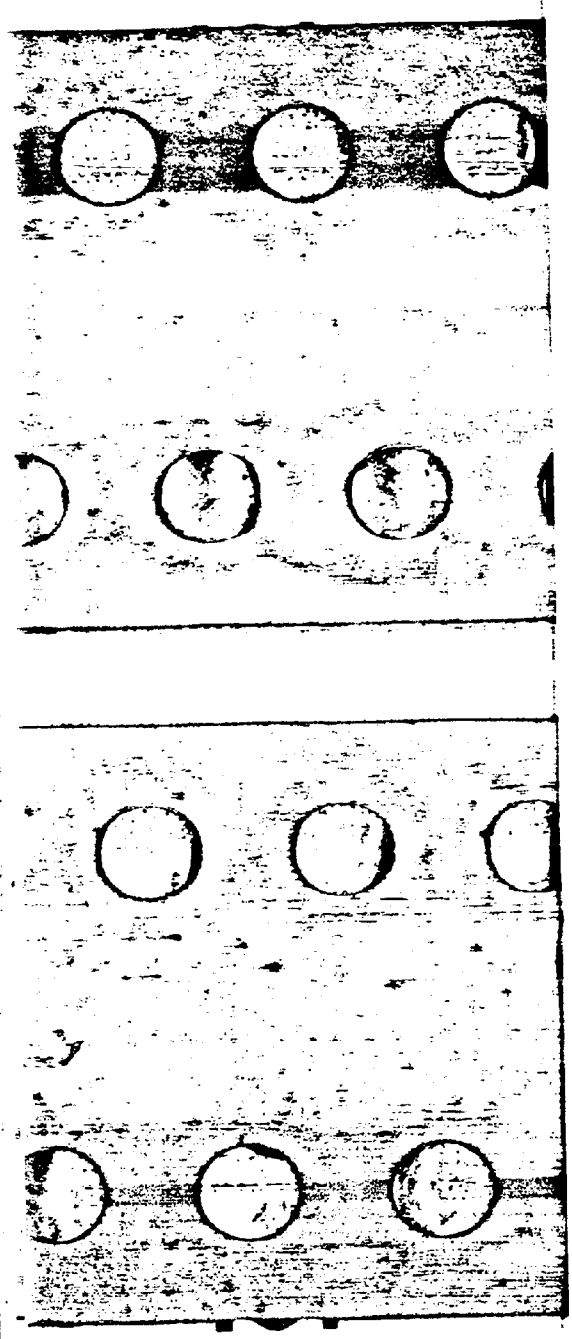
Land in Davidson County, Tennessee, being Lots No. 31, 32 and 33 of Block "C" on the Plan of Highland Park, as of record in Book 974, Page 33, Register's Office for Davidson County, Tennessee.

Said Lot Nos. 31 and 32 front together 50 feet on the southerly side of Sunset Drive and run back between parallel lines 150 feet to a dead line.

Said Lot No. 33 begins at the corner of Lots Nos. 32 and 33, thence with the line between said two lots, southwardly 150 feet; thence eastwardly 153 feet; thence northwardly 150 feet to the corner of Lots Nos. 33 and 34; thence with the line between said two lots, westwardly 152 feet 6 inches to the beginning.

Being the same property conveyed to Beulah Allen by Trustee's Deed from Louis W. Oliver, III, Trustee, of record in Book 9081, Page 391, Register's Office for Davidson County, Tennessee.

THIS IS IMPROVED PROPERTY KNOWN AS 210 Sunset Drive, Nashville, TN 37207



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10013 PG 353

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 35000.00
CON TX 129.50
PRFEE 1.00
WDEED 12.00
TOTAL 142.50
CHECK 142.50

04/12/96 01 10:27 0001 9643

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0170556
IDENTIF. ↑ REFERENCE

96 APR 12 AM 10:24
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1027608