This Instrument Prepared By:

Box 3

Bottorff, Kavin & Cook
5110 Maryland Way, Suite 200
Brentwood, TN 37027

WARRANTY DEED

ADDRESS NEW OWNER:
Deborah B. Flack and Lewis D. Flack III
16 Thorndale Court
Nashville, Tennessee 37215

SEND TAX BILL:
To Mortgagee

MORTGAGEE:

BOOK 10078 PG 829

MAP AND PARCEL:
MAP 131-6
GROUP F
PARCEL 21.00CO

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, Valerie Volkert, a widow, hereinafter called the Grantor, has bargained and sold, and by these presents do transfer and convey unto Deborah B. Flack and husband, Lewis D. Flack, III, 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. 21 on the Plan of Burton Hills Village of Abbeywood, of record in Book 6900, page 223, as amended in Book 7147, page 423, Register's Office, Davidson County, Tennessee.

Being the same property conveyed to Valerie Volkert, a married person, by deed from K. Dwight Southworth, D/B/A/ Southworth Homes, of record in Book 9344, page 886, Register's Office for Davidson County, Tennessee.

This is improved property known as 16 Thorndale Court. Nashville, TN 37215.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

This conveyance is further made subject to real property taxes for 1996 and subsequent years.

0749 06/07 0101 03CHECK 1581.50

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Deborah B. Flack and husband, Lewis D. Flack, III, their heirs and assigns, forever; and I, Valerie Volkert, a widow, does covenant with the said Grantees that I am 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 I do further covenant and bind myself, my 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 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 5th day of June, 1996.

Valerie Volkert

Valerie Volkert

0190227
IDENTIF. ↑ REFERENCE

96 JUN -7 AM 9:53
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Valerie Volkert, a widow, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within Warranty Deed for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee, this the 5th day of June, 1996.

NOTARY PUBLIC Thomas I. Bottorff

My Commission Expires: March 2, 1998

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual value or consideration, whichever is greater, for this transfer is $ 825,000.00.

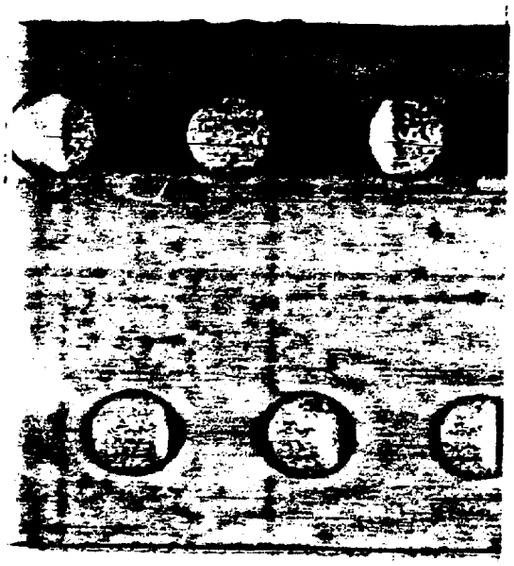
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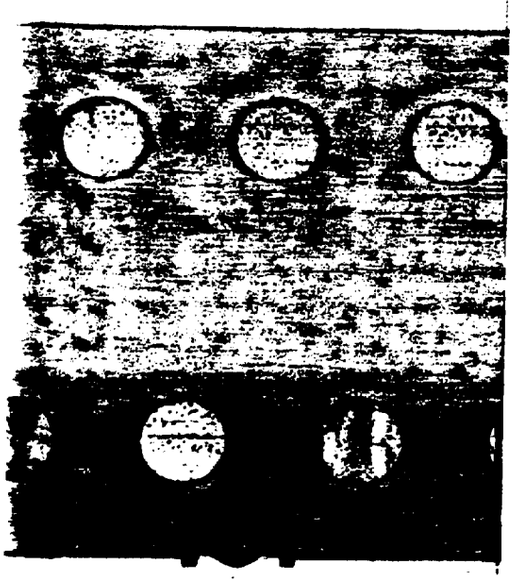
Subscribed and sworn to before me this 5th day of June, 1996.

NOTARY PUBLIC Thomas I. Bottorff

My Commission Expires: March 2, 1998

THOMAS I. BOTTORFF NOTARY PUBLIC AT LARGE





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

RECEIVED OF _____

FOR _____

BOOK 10078 PG 831

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 425000.00
CON TX 1572.50
PRFEE 1.00
WDEED 8.00
TOTAL 1581.50
CHECK 1581.50

06/07/96 01 09:59 0001 0748

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0190227
IDENTIF. ↑ REFERENCE

96 JUN -7 AM 9:53
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1048601