BK/ 10096 PG 911

27-B

[ADDRESS NEW OWNER:]	SEND TAX BILL TO:]	MAP-PARCEL NOS.]
[Janet F. Flanagan]	Janet F. Flanagan]	MAP and PARCEL]
[Hollis R. Flanagan, Jr.]	Hollis R. Flanagan, Jr.]	]
[8410 Terry Ln]	]	75-10-152]
[Hermitage, TN 37076]	Same]	]

[This instrument prepared by: Smith & Archer, P.C., 2605 Elm Hill Pike, Suite C]
[, Nashville, TN 37214 (Davidson County - Box 27B)]

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN and No/100 ($10.00) DOLLARS cash in hand paid and 245.43 other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, We, **Mary Parham Parker, a widow, by and through her lawful attorney-in-fact, Sandra Roberts**, (the Grantors") have bargained and sold, and by these presents do transfer and convey unto **Janet F. Flanagan and Hollis R. Flanagan, Jr., wife and husband** (the "Grantees"), Grantees' successors and assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, being more particularly described as follows, to wit:

Being Lot No. 187 on the Plan of Hermitage Estates, of record in Book 3300, Pages 70 and 71, Register's Office for said county as follows:

Said Lot No. 187 fronts 81.0 feet on the southeasterly margin of Terry Lane and extends back 149.96 feet on the southwesterly side and 150.03 feet on the northeasterly side to a dead line in the rear on which it measures 81.0 feet.

BEING the same property conveyed to Earl William Parker and wife, Mary Parham Parker by warranty deed from James V. Duke and wife, Nancy S. Duke, of record in Book 4102, Page 199, Register's Office, Davidson County, Tennessee. The said Earl William Parker predeceased his wife leaving Mary Parham Parker as the surviving tenant by the entirety.

This is property with a common address of 8410 Terry Lane, Hermitage, TN 37076.

CONVEYANCE OF SAID PROPERTY IS MADE SUBJECT TO THE FOLLOWING: 1) Property taxes for the current year, said taxes being prorated and payment of same being assumed by the Grantees; 2) The Plan of Record in Book 3300, Pages 70-71, said Register's office and all matters therein; 3) Restrictive Covenants of record in Book 3403, Page 556, said Register's office.

96 JUN 25 AM 9:33
FELIX Z. ... DAVIDSON COUNTY REGISTER

0196137
IDENTIFICATION REFERENCE

[STATE OF TENNESSEE
[COUNTY OF DAVIDSON
[The actual consideration or value, whichever is greater for this
[transfer is $63,900.00
[
[Hollis R. Flanagan, Jr.
Affiant
[Subscribed and sworn before me this 20th day of June, 1996.
[
[My Commission Expires: [illegible]
Notary Public

NOTARY PUBLIC AT LARGE

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantees, Grantees' successors and assigns, forever.

And Grantors do covenant with the said Grantees that Grantors are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered except as set forth herein.

And Grantors do further covenant and bind themselves, their representatives and assigns, to warrant and forever defend the title to the Property to the said Grantees, their successors and assigns against the lawful claims of all persons whomsoever.

When necessary for proper construction, the singular shall include the plural and the plural shall include the singular, and the reference to any gender shall include reference to any and all genders.

IN WITNESS WHEREOF, the Grantors have caused this Deed to be executed this **20th** day of **June, 1996**.

Mary Parham Parker

Mary Parham Parker

BY: Sandra Roberts

Sandra Roberts
Attorney-in-Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

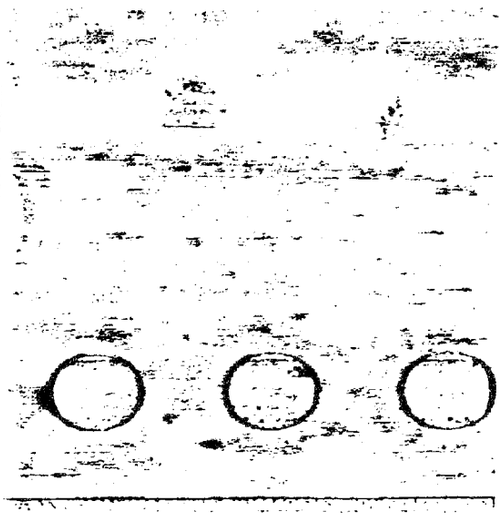
Personally appeared before me, **the undersigned authority**, a Notary Public in and for said County and State, the within named **Sandra Roberts**, with whom I am personally acquainted, or who proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained as the free act and deed of the said **Mary Parham Parker, a widow**, by virtue of a Limited Power of Attorney recorded simultaneously herewith.

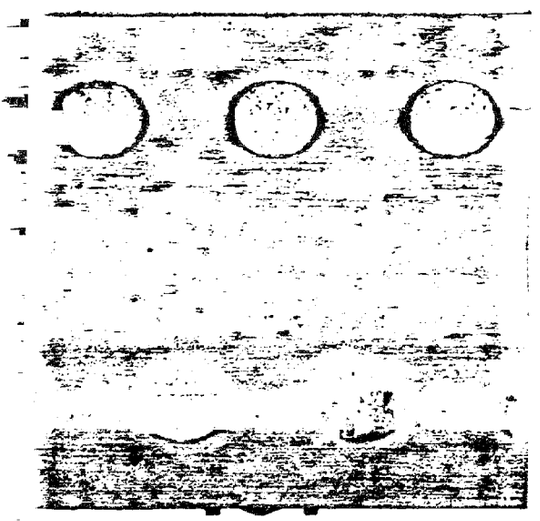
Witness my hand and official seal at **Nashville,**, Tennessee, this **20th** day of **June, 1996**.

Notary Public
My Commission Expires:

File No. 9606-249

[redacted]





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

RECEIVED OF _____

FOR _____

BOOK 10096 PG 913

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 63900.00
CON TX 236.43
PRFEE 1.00
WDEED 8.00
TOTAL 245.43
CHECK 245.43

06/25/96 01 09:34 0001 7198

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0196137
IDENTIF. # REFERENCE

96 JUN 25 AM 9:33
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 1054967