BOOK 10153 PG 137

Name and
Address New Owner:

Dean Flint
325 Manzano Road
Madison, TN 37115

Send Tax Bills to:
Same as New Owner

Tax Map and Parcel Nos.
Map 44-5
Parcels 233 & 234

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, WE, **CHARLES E. GANN AND WIFE, BOBBIE B. GANN, a/k/a BOBBIE JEAN GANN**, the Grantors, have bargained and sold and by these presents does hereby transfer and convey unto **DEAN FLINT**, hereinafter called the Grantee, his successors and assigns, certain tracts or parcels 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 they are lawfully seized and possessed of said land in fee simple, have 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 Subdivision of Rayon City Development Company, of record in Book 843, Page 13, Register's Office for Davidson County, Tennessee,

GRANTORS do further covenant and bind themselves, their 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 our hands this the 26th day of July, 1996.

Charles E. Gann

Charles E. Gann

Bobbie B. Gann

Bobbie B. Gann, a/k/a Bobbie Jean Gann

96 AUG 12 AM 9:10
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

IDENTIF. ↑ REFERENCE
021345

STATE TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public for said County and State, Charles E. Gann and wife, Bobbie B. Gann, a/k/a Bobbie Jean Gann, the within named bargainors, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Madison, Tennessee, this the 26th day of JULY, 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 $162,000.00.

Dean Flint
Affiant

Sworn to and subscribed before me
this the 26th day of JULY, 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"

TRACT NO. I:

Land in Davidson County, Tennessee, being Lot No. 229 on the Map of the Rayon City, of record in Plan Book 843, Page 13, Register's Office for Davidson County, Tennessee.

Said lot fronts 50 feet on the southeast side of Rayon Drive and runs back between parallel lines 147 feet on the southwest side and 143.6 feet on the northeast side and measures 50.5 feet at the rear.

Being the same property conveyed to Charles E. Gann and wife, Bobbie B. Gann by Installment Deed from Ottis Hire and wife, Ercie Hire of record in Book 4594, Page 860, Register's Office for Davidson County, Tennessee.

THIS IS IMPROVED PROPERTY KNOWN AS 107 RAYON DRIVE, OLD HICKORY, TENNESSEE 37138

TRACT NO. II:

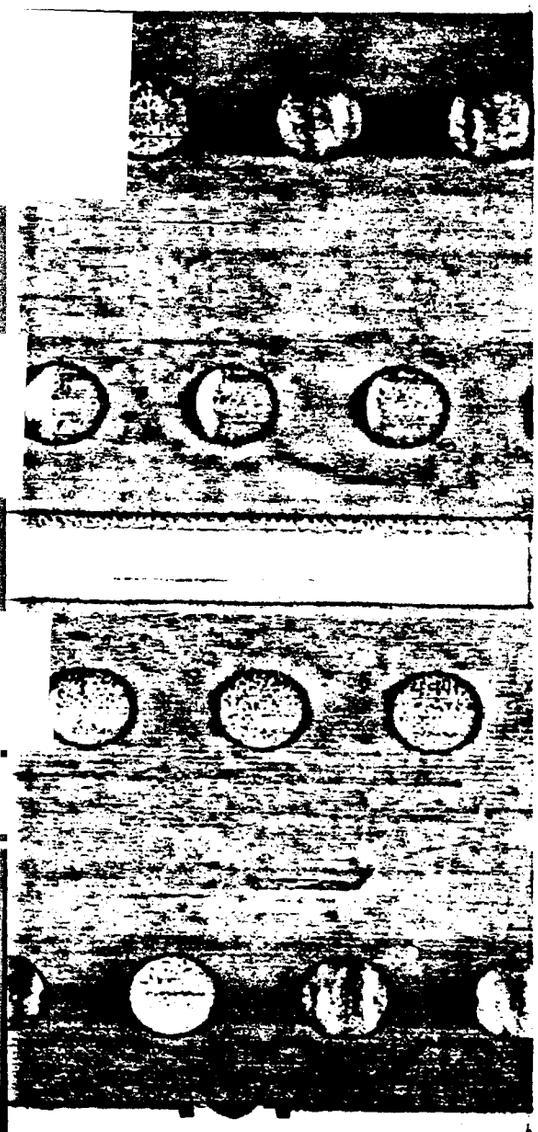
Land in Davidson County, Tennessee, being Lot No. 230 on the Map of Rayon City, of record in Plan Book 843, Page 13, Register's Office for Davidson County, Tennessee.

Said Lot No. 230 fronts 50 feet on the easterly side of Rayon Drive and runs back 145 feet on the southerly line and 147 feet on the northerly line to a dead line, measuring 77 feet thereon.

Being the same property conveyed to Charles E. Gann and wife Bobbie Jean Gann by Installment Deed from Ottis Hire of record in Book 5917, Page 422, Register's Office for Davidson County, Tennessee.

THIS IS UNIMPROVED PROPERTY KNOWN AS 109 RAYON DRIVE, OLD HICKORY, TENNESSEE 37138

5851 08/12 0101 03CHECK 612.40



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

RECEIVED OF _____

FOR _____

BOOK 10153 PG 140

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 162000.00
				CON TX 599.40
				PRFEE 1.00
				WDEED 12.00
				TOTAL 612.40
				CHECK 612.40
08/12/96	01			09:11 0001 5851

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

96 AUG 12 AM 9:10
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

02 13445
IDENTIF. ↑ REFERENCE

No. 1018443