BOOK 10194 PG 680

Name and
Address New Owner:
Arthur Mayes and wife,
Alexis Mayes
217 Harpeth View Trail
Kingston Springs, TN 37082

Send Tax Bills to:
Same as New Owner

Tax Map and Parcel Nos.
Map 83-9
Parcel 160

**WARRANTY DEED**

FOR AND IN CONSIDERATION of Ten and No/100--- ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees and other good and valuable consideration, the receipt of all of which is hereby acknowledged, **I, DEAN E. FLINT, UNMARRIED**, the Grantor, has bargained and sold and by these presents does hereby transfer and convey unto **ARTHUR MAYES AND WIFE, ALEXIS MAYES**, hereinafter called the Grantees, their 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 Grantees, their successors and assigns in fee simple forever.

GRANTOR does hereby covenant with the said Grantees that he 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; a Deed of Trust executed by Dean E. Flint, unmarried, to Deanie L. Gregory, Trustee, to secure to Gene Brown and wife, Barbara Brown an indebtedness in the original principal amount of $34,000.00, as of record in Book 10010, Page 498, Register's Office for Davidson County, Tennessee, which indebtedness the Grantees herein assume and agree to pay; any and all Easements, Building Setback Lines, Notes, etc, if any, as may be set forth on the Plan of E. S. Priest's Subdivision of 3A. 8P - Edgefield Plan, as of record in Book 161, Page 43, Register's Office for Davidson County, Tennessee,

GRANTOR does further covenant and bind himself, his heirs, successors and representatives, to warrant and forever defend the title to the said land to the said Grantees, their 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.

BOOK 10194 PG 681

WITNESS our hands this the ~~29th~~ 11th day of ~~AUGUST~~ SEPTEMBER, 1996.

Dean E. Flint

Dean E. Flint

STATE TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public for said County and State, Dean E. Flint, the within named bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Madison, Tennessee, this the ~~29th~~ 11th day of ~~August~~ SEPTEMBER, 1996.

Deanie L. Gregory
Notary Public

My Commission expires:
5/23/98

STATE OF TENNESSEE
DAVIDSON COUNTY

The actual consideration or value, whichever is greater, for this transfer is $38,703.24.

Arthur Mayes
Affiant

Sworn to and subscribed before me
this the ~~29th~~ 11th day of ~~August~~ September, 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 the southeasterly portion of Lot No. 6 and the southerly 50 feet of Lot No. 7 on the Plan of E. S. Priest's Subdivision of 3A 8P.- Edgefield Plan, as of record in Book 161, Page 43, Register's Office for Davidson County, Tennessee.

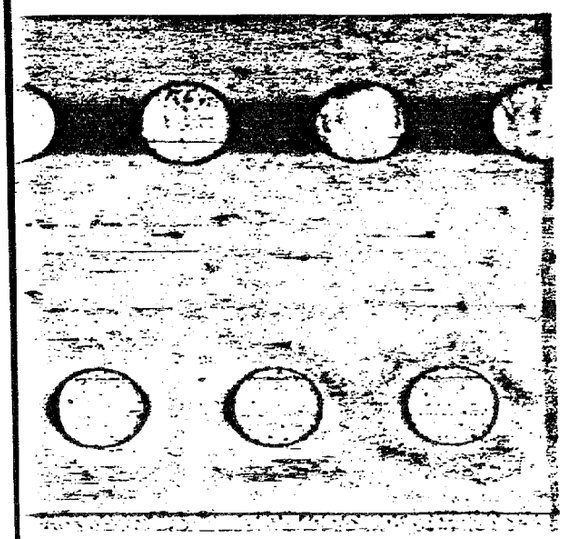
Said property fronts 50 feet on the westerly margin of South 14th Street, formerly Division Street, and extends back 75 feet on the northerly line and 75.5 feet on the northerly margin of a 14 foot alley, to a line in the rear measuring 50 feet thereon.

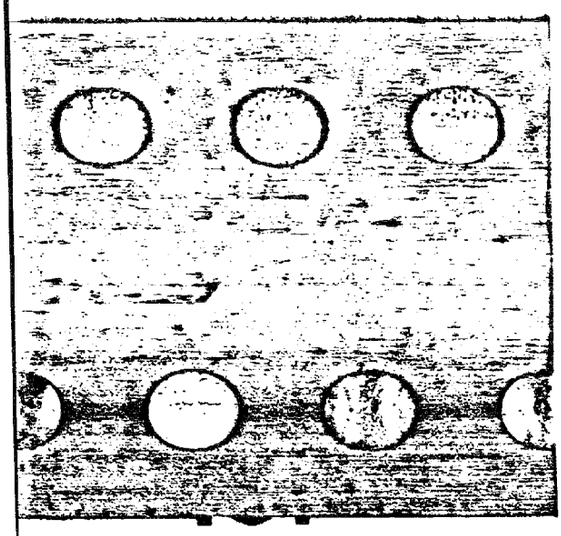
Being the same property conveyed to Dean E. Flint by Warranty Deed from Gene Brown and wife, Barbara Brown of record in Book 10010, Page 494, Register's Office for Davidson County, Tennessee.

THIS IS IMPROVED PROPERTY KNOWN AS 6 South 14th Street, Nashville, Tennessee 37206



0226550
IDENTIF. & REFERENCE
MAIL ENV.
96 SEP 18 AM 10:10
FELIX A. WILSON III REGISTE
DAVIDSON COUNTY, TN.
9870 09/18 0101 03CHECK 156.21





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

RECEIVED OF _____

FOR _____

BOOK 10194 PG 683

CO - CONVEYANCE
MO - MORTGAGE
WD - WARRANTY DEED
TD - TRUST DEED
CC - CERTIFIED COPY
REL - RELEASE
UCC - UNIFORM COMMERCIAL CODE
MISC - MISCELLANEOUS
CO TX - STATE TAX CONVEY
MO TX - STATE TAX MORT
PRFEE - PROBATE FEE

| DATE | SYMBOL | VALUATION | TAX AND FEES | TOTAL PAID |
|---|---|---|---|---|
| | | | | CAMT 38703.24 |
| | | | | CON TX 143.21 |
| | | | | PRFEE 1.00 |
| | | | | WDEED 12.00 |
| | | | | TOTAL 156.21 |
| | | | | CHECK 156.21 |
| 09/18/96 | | 01 | | 10:13 0001 9870 |

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0226550
IDENTIF. ↑ REFERENCE

96 SEP 18 AM 10: 11
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

**No.** 1032301