BOOK 10203 PG 149 Bk 36 PLB

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 550,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23rd DAY OF September 19 96.

Notary Public

MY COMMISSION EXPIRES: 11-20-96
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
MARY FRANCES RUDY, ATTORNEY AT LAW
1187 Vultee Boulevard, Nashville, TN 37217

TCN-AFI-96-575

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Phillip C. Phy (NAME)	SAME (NAME)	MAP 158-4-A
18 Annandale Drive (ADDRESS)	(ADDRESS)	PARCEL 78
Nashville, TN 37215 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Charles Patrick Flynn and wife, Mary Frances Rudy-Flynn, as tenants by the entirety

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Phillip C. Phy and wife, Sarah Phy L.

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:

Parcel I: Being Lot No. 107 on the Plan of Revised, Section Two, Otter Wood, as shown on plat of record in Plat Book 6900, Pages 598 through 602, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

Parcel 2: Non-exclusive easement for ingress and egress as set out in Book 7667, Page 218, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Charles Patrick Flynn and wife, Mary Frances Rudy-Flynn by Quitclaim Deed from Charles Patrick Flynn, of record in Book 8567, Page 944, Register's Office for Davidson County, Tennessee and by deed from Chase Manhattan Financial Services, Inc., of record in Book 8335, Page 503, aforesaid Register's Office.

This conveyance is subject to any and all existing easements and restrictions of record.

This conveyance is subject to Restrictive Covenants of record in Book 7260, Pages 483-513 and Book 8762, Page 199, Register's Office for said County.

Transmission Line Easement as set out in Easement Book 2249, Page 86, Register's Office for Davidson County, Tennessee.

Deed of conveyance for Sanitary Sewer as set out in Book 7474, Page 695, Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved (X) property, known as 18 Annandale Drive, Nashville, TN 37215
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are 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 we do further covenant and bind ourselves, our 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 number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hand S this 23rd day of September 19 96

Charles Patrick Flynn

Mary Frances Rudy-Flynn

BOOK 10203 PG 150

STATE OF TENNESSEE
COUNTY OF DAVIDSON

,Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Charles Patrick Flynn and wife, Mary Frances Rudy-Flynn, as tenants by the entirety

the bargainor s with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Brentwood Tennessee, this 23rd day of September, 19 96.

Commission expires _____

Notary Public

MEGAN AREES NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.
My Commission Expires MAR 25, 2000

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____ 19_____ .

My commission expires _____

Notary Public

0229287

IDENTIF. ↑ REFERENCE

96 SEP 26 AM 8:59

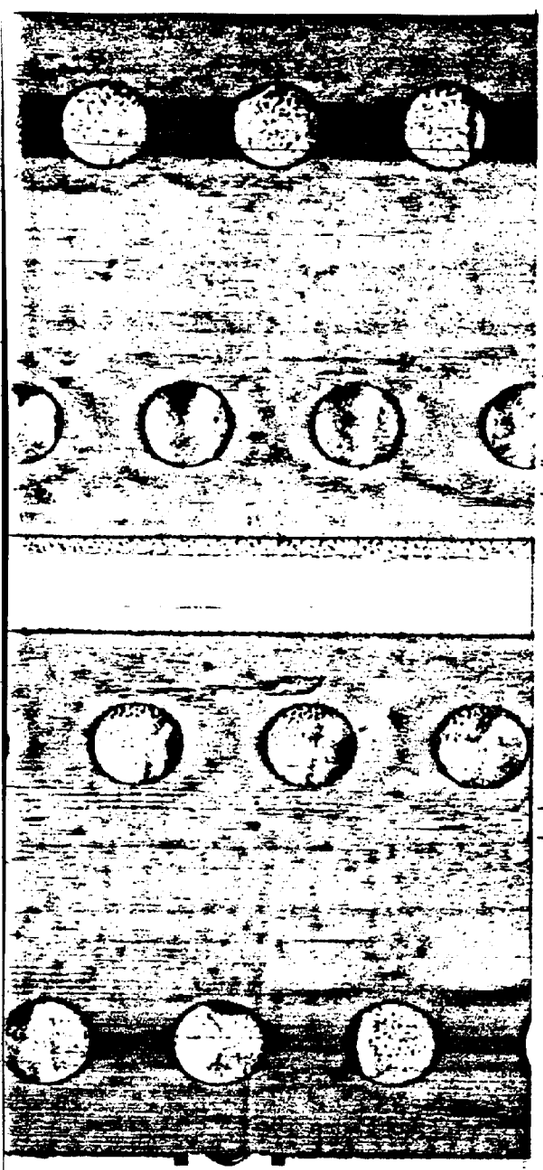
RECORDING REGISTER
DAVIDSON COUNTY, TN.

RETURN TO:
TITLE CONNECTION, INC.
1187 Vultee Boulevard
Nashville, Tennessee 37217

2790 09/26 0101 03CHECK

MARY FRANCES RUDY
ATTORNEY - AT - LAW

2044-00



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10203 PG 151

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 550000.00
				CON TX 2035.00
				PRFEE 1.00
				WDEED 8.00
				TOTAL 2044.00
				CHECK 2044.00
09/26/96	01			09:00 0001 2790

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

IDENTIF. ↑ REFERENCE 0229287

96 SEP 26 AM 8:09

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN.

No. 1035188