BOX 44

THIS INSTRUMENT PREPARED BY: **Jack W. Robinson, Sr.** **GULLETT, SANFORD, ROBINSON & MARTIN, PLLC** 230 Fourth Avenue, North P. O. Box 198888 Nashville, Tennessee 37219-8888 (615) 244-4994	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is $150,000.00. Roy Conway Flowers **Affiant** Subscribed and sworn to before me, this 18 day of January, 1997. Susann Taylor Notary Public My Commission Expires: 7-24-99

Address New Owner As Follows: Roy Conway Flowers 194 Spence Lane Nashville, TN 37210	Send Tax Bills To: SAME	Map-Parcel Number: Tract I: 095-04-031 Tract II: 095-04-032

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, **JOY FLOWERS NICHOL,** hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey my one-half undivided interest to **ROY CONWAY FLOWERS**, hereinafter called the Grantee, his heirs and assigns, certain tracts or parcels of land in Davidson County, Tennessee, described as follows:

TRACT I: (206 McGavock Pike)
Land situated in the 3rd Civil District of Davidson County, Tennessee, bounded and described as follows:

Beginning at an 8 inch hackberry tree on the west line of Merritt Lane, at a point 435 1/2 feet North 6 deg. East from the southeast corner of a tract of land formerly owned by H. L. Simpson, see deed in Book 564, page 1, Register's Office for Davidson County, Tennessee, to which reference is hereby specifically made for the location of the beginning, at which point is also the northeast corner of Lot 2 of a survey made by S. M. McMurray Engineer Company, March 25, 1937; thence along the west line of Merritt Lane North 6 deg. East 76 feet to a stake; thence South 88 deg. and 40 min. West to a stake in the western boundry line of this tract, this point being a point equi-distant from the northwest corner of the original tract as conveyed to us and the southwest corner thereof; thence South 6 deg. and 20 min. East 82 feet to an old cedar stake, now an iron pin; same being the common corner of Lots 1 and 2; thence North 84 deg. 50 min. East 333 feet to the point of beginning.

Being the same property conveyed to Roy C. Flowers by deed from Robert F. Flowers and wife, Oda Mai Flowers of record in Book 2633 page 439, Register's Office for Davidson County, Tennessee. The said Roy C. Flowers having since died and Vola Mai Flowers being his widow. The said Vola Mai Flowers having since died and her will of record in Will Book 207, page 411, Probate Court Clerk's Office of Davidson County, Tennessee, devised subject property to Roy Conway Flowers and Joy Flowers Nichol.

TRACT II: (208 McGavock Pike)
Land in the 3rd Civil District of Davidson County, Tennessee, as follows:

Beginning 100 feet north of a hackberry on the West line of Merritt Lane which hackberry is North 6 deg. 175-1/2 feet from the southeast corner of a tract of land purchased from H. L. Simpson and wife, by the Donelson Bank & Trust Company, as of record in Book No. 739, page 236, Register's Office for Davidson County, Tennessee; thence along the west line of Merritt Lane, North 6 deg. East 160 feet to an eight inch hackberry, thence South 84 deg. 50 min. West 333 feet to an old cedar stake, same being the northwest corner of Lot No. 2; thence South 6 deg. 20 min. East 160 feet to a point; thence West 276 feet, more or less, to the beginning.

Being the same property conveyed to Roy C. Flowers and wife, Vola Mai Flowers by deed from R. F. Flowers and wife Oda Flowers, of record in Book 919, page 247, Register's Office for Davidson County, Tennessee. The said Roy C. Flowers having predeceased Vola Mai Flowers, and the sasid Vola Mai Flowers having since died and her will of record in Will Book 207, page 411, Probate Court Clerk's Office of Davidson County, Tennessee, devised subject property to Roy Conway Flowers and Joy Flowers Nichol.

A new legal description was not prepared for this transaction. The legal descriptions are the same as the previous instruments of record.

Subject property is not the usual place of residence of the Grantor or her spouse.

This conveyance is made subject to:

1. 1997 taxes, a lien but not yet due and payable.

2. Easement for sanitary sewer and/or storm drainage granted to Metropolitan Government of Nashville and Davidson County, Tennessee, of record in Book 4789, page 851, Register's Office for Davidson County, Tennessee.

This is improved property known as 206 and 208 McGavock Pike, Nashville, TN 37214.

TO HAVE AND TO HOLD said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to said Grantee, his heirs and assigns, forever; and I covenant with said Grantee 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 further covenant and bind myself, my heirs and assigns, to warrant and forever defend the title to the said land to said Grantee, his heirs and assigns, against the lawful claims of all person whomsoever.

WITNESS my hand this 18 day of January, 1997.

Joy Flowers Nichol
Joy Flowers Nichol

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **JOY FLOWERS NICHOL,** the within named bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 18 day of January, 1997.

Susann Taylor
Notary Public

My Commission Expires: 7-24-99

0273655
IDENTIFICATION REFERENCE

07 FEB 13 7:11:05
DAVIDSON COUNTY, TN.

MAIL ENV.

7041 02/18 0101 03CHECK 568.00

OFFICIAL RECEIPT

FELIX Z WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10351 PG 609

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	150000.00
			CON TX	555.00
			PRFEE	1.00
			WDEED	12.00
			TOTAL	568.00
			CHECK	568.00
02/18/97	01		11:08 0001	7041

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0273655 IDENTIF. # REFERENCE

97 FEB 18 AM 11:05

DAVIDSON COUNTY, TN

No. 1117497