STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $24,000.00.

Affiant

My Commission Expires: [illegible]

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14 DAY OF MARCH, 1997.

Notary Public

(AFFIX SEAL)

# WARRANTY DEED

**THIS INSTRUMENT PREPARED BY:**
Madison Title Company
101 Shepherd Hills Drive
Madison, Tennessee 37115

4174 03/10 0101 03CHECK 97.80

| ADDRESS NEW OWNER(S): | SEND TAX BILLS TO: | MAP & PARCEL NO. |
|---|---|---|
| Dean E. Flint<br>325 Manzano Rd<br>Madison, TN<br>37115 | SAME AS NEW OWNER | Map 72-13, Parcel 113.00 |

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged.

We, **TOMMY T. LEE AND WIFE, ONETA F. LEE,** (the "Grantors") have this day bargained and sold, and do hereby transfer and convey unto the said **DEAN E. FLINT,** (the "Grantee"), his successors and assigns, certain real estate located in Davidson County, Tennessee, described as follows, to-wit:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

BEING the same property conveyed to Tommy T. Lee by deed from Joseph H. Mangum, L.C. Tanley, Jr. and Rick C. Tanley of record in Book 6080, Page 233, Register's Office for Davidson County, Tennessee. Oneta F. Lee, spouse of Tommy T. Lee, conveys any interest, marital or otherwise she may have in said property.

Taxes for the current year are to be prorated and paid by the Grantee.

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantee, his successors, heirs and assigns forever, we covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and the same is unencumbered, except as stated herein.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantee, his successors, heirs and assigns, against the lawful claims of all persons.

Whenever used, the singular 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 the 3rd day of March, 1997.

Tommy T. Lee
**TOMMY T. LEE**

Oneta F. Lee
**ONETA F. LEE**

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

Personally appeared before me, the undersigned, a Notary Public in and for said County, and State, Tommy T. Lee and wife, Oneta F. Lee, the within named bargainor, 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 this the 3rd day of March, 1997.

NOTARY PUBLIC AT LARGE

Denise Barker
NOTARY PUBLIC

My Commission Expires: [illegible]

97080270

EXHIBIT A

Order No.: G71667

Being part of Lot No. 30 in Brownsville Plan, as of record in Book 21 at page 9, Register's Office for said county, described according to a survey made by John L. Sullivan, Surveyor, June 21, 1948, as follows:

Beginning at a point in the center of Chapel Avenue, formerly Church Street, 382.5 feet North of the center line of Straighway Avenue, said point being also the southwest corner of the property conveyed to Henry Lockridge and wife, Lillie Lockridge, by deed from George W. Draper of record in Book 1283, at page 26, said Register's Office; thence with the center line of said Chapel Avenue, formerly Church Street, South 8 degrees West 54.3 feet to a point; thence South 82 degrees 33 minutes East 173 feet to an iron pin, thence North 8 degrees East 52 feet to a post, being the southeast corner of said Lockridge tract; thence with the southerly boundary line of said Lockridge Tract, South 83 degrees 19 minutes West 173 feet to the beginning.

0280271



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

RECEIVED OF _____

FOR _____

BOOK 10373 PG 717



| | | |
|---|---|---|
| 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 24000.00 |
| | | | | CON TX 88.80 |
| | | | | PRFEE 1.00 |
| | | | | WDEED 8.00 |
| | | | | TOTAL 97.80 |
| | | | | CHECK 97.80 |
| 03/10/97 | 01 | | | 09:04 0001 4174 |



**RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK**



0280270

IDENTIFICATION REFERENCE

97 MAR 10 AM 9:03

DAVIDSON COUNTY TN

**No.** 1124545