FILE NO. 35399

FILE BOX "7"

FORM NO WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICH EVER IS GREATER, FOR THIS TRANSFER IS $ 90,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17th DAY OF APRIL, 1997

Notary Public

MY COMMISSION EXPIRES 2/25/98
(AFFIX SEAL)

BOOK 10437 PG 95

THIS INSTRUMENT WAS PREPARED BY
SATURN & MAZER, Attorneys, 212 Third Avenue, North, Nashville, Tennessee 37201
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
NICKY R. McKINNEY	S A M E	72-11-432
(NAME)	(NAME)	and 433
P. O. Box 68032		15DZ 35175 &
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	15DZ 35180
Nashville, TN 37206		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN 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 ESTATE OF ROBERT STEPHEN FLUTY

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO NICKY R. McKINNEY

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:

BEING Lot No. 130 on the Map of Waters Place as of record in Book 332 , pages 136 and 137, Register's Office for said County.

SAID Lot No. 130 fronts 50 feet on the east side of Riverside Drive and runs back between parallel lines, 160 feet to a 12 foot alley in the rear.

BEING all of the same property conveyed to Robert Stephen Fluty by Warranty Deed from Herman Fluty and wife, Nannie Johnson Fluty, of record in Book 6884, page 516, Register's Office for Davidson County, Tennessee.

ROBERT STEPHEN FLUTY IS DECEASED. HIS WILL, PROBATED IN CASE NO. 96P-561 APPOINTS DALE P. FLUTY EXECUTOR AND GIVES HIM AUTHORITY TO SELL.

TRACT 2: BEING Lot No. 129 on the Map of Waters Place, of record in Book 332, pages 136 and 137 of the Register's Office for said County.

SAID Lot No. 129 fronts 56 feet on the easterly side of Riverside Drive and runs back between parallel lines along the southerly margin of Piedmont Avenue, 160 feet *

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

This is unimproved / improved X property, known as 2109 Riverside Drive, Nashville, Tennessee 37216
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

*to an alley.

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 my hand this 17th day of April, 1997

ESTATE OF ROBERT STEPHEN FLUTY

By: Dale P. Fluty, Exec.
DALE P. FLUTY, Executor

STATE OF TENNESSEE }
Davidson County }

BK 10437 PG 96

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named _____

the bargainor_____, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that _____executed the within instrument for the purposes therein contained.

Witness my hand and official seal at _____, Tennessee, this _____ day of _____, 19____.

Commission Expires_____ _____Notary Public

STATE OF TENNESSEE }
Davidson County }

Before me, THE UNDERSIGNED a Notary Public in and for the State and County aforesaid, personally appeared DALE P. FLUTY

with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Executor of the ESTATE OF ROBERT STEPHEN FLUTY a corporation, and that he as such Executor, executed the foregoing instrument for the purpose therein contained, by signing the name of the Executor corporation by himself as Executor.

Witness my hand and official seal at Nashville, Tennessee, this 17th day of April, 19 97.

Commission Expires 7/25/98 _____Notary Public

WARRANTY DEED

FROM

TO

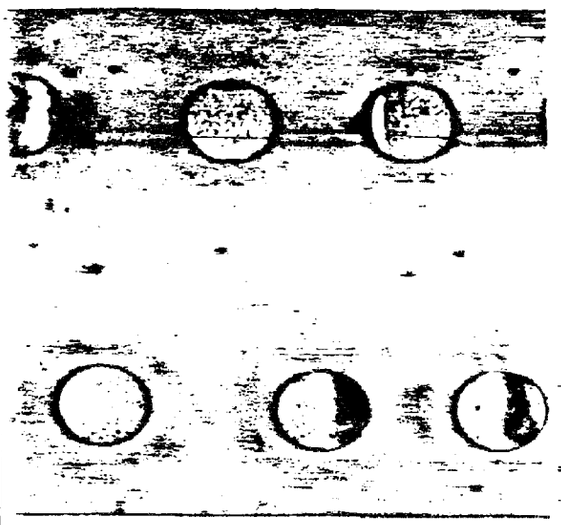
03000105

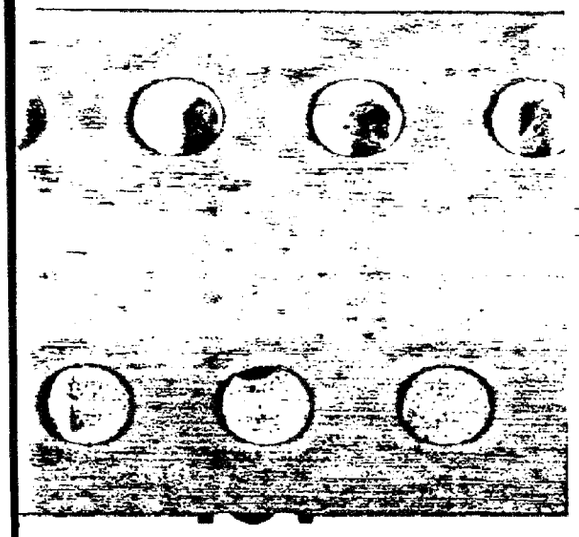
IDENTIFICATION

97 MAY -1 PM 12:09

FELIX A. [illegible] REGISTER
DAVIDSON COUNTY, TN.

5770 05/01 0101 CKCHECK 342.00





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

RECEIVED OF _____

FOR _____

BOOK 10437 PG 97

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	90000.00
CON TX	333.00
PRFEE	1.00
WDEED	8.00
TOTAL	342.00
CHECK	342.00

05/01/97 01 12:11 0001 5770

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0300105
IDENTIF. & REFERENCE

97 MAY -1 PM 12:09
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 1145856