This Instrument Prepared By:
HAROLD REEVES, ATTORNEY P.C.
640 Spence Lane, Suite 218
Nashville, TN 37217
(615) 361-6679

File Box 24

BOOK 10443 PG 467

ADDRESS NEW OWNER:
George G. Flynn
649 Granwood Blvd.
Old Hickory, Tennessee 37138

SEND TAX BILL:
To Owner

MAP AND PARCEL:
MAP 63-16A
PARCEL 32

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, Ann Chattin, unmarried, hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto George G. Flynn, unmarried, hereinafter called the Grantee, his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

BEING Lot No. 178 on the Plan of Hampton Park (formerly Chitwood Downs, a Planned Unit Development), of record in Plat Book 6900, Pages 550, 551 and 552; Certificate of Correction of record in Book 7462, Page 445; amended in Book 8110, Page 401 and Book 8181, Page 112, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to Ann Chattin, unmarried, by deed from Joseph E. Amos and wife, Sherry Anne Amos of record in Book 9409, Page 433, Register's Office for Davidson County, Tennessee.

This is the same description as in previous deed of record.

Subject to Declaration of Covenants, Conditions, and Restrictions of record in Book 7351, Page 852; amended in Book 7451, Page 739 and Book 8336, Page 393; Charter of record in Book 7431, Page 204; as amended in Book 8517, Page 762 and Book 8833, page 216, said Register's Office.
Taxes for 1997 have been pro-rated and assumed by Grantee(s).

This is improved property known as 649 Granwood Blvd., Old Hickory, TN 37138.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said George G. Flynn, unmarried, his heirs and assigns, forever; and I, Ann Chattin, unmarried do covenant with the said Grantee that I am lawfully seized and possessed of said land in fee simple, have a good right to convey it; and I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, his heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this the 7th day of May, 1997.

Ann Chattin

Ann Chattin

BK/12443PG468

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Ann Chattin, unmarried the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within Warranty Deed for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this the 7th day of May, 1997.

Gene N. Floyd

NOTARY PUBLIC

My Commission Expires: 1/27/2001

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual value or consideration, whichever is greater, for this transfer is $ 150,000.00.

George G. Flynn

AFFIANT

Subscribed and sworn to before me this 7th day of May, 1997.

Gene N. Floyd

NOTARY PUBLIC

My Commission Expires: 1/27/2001

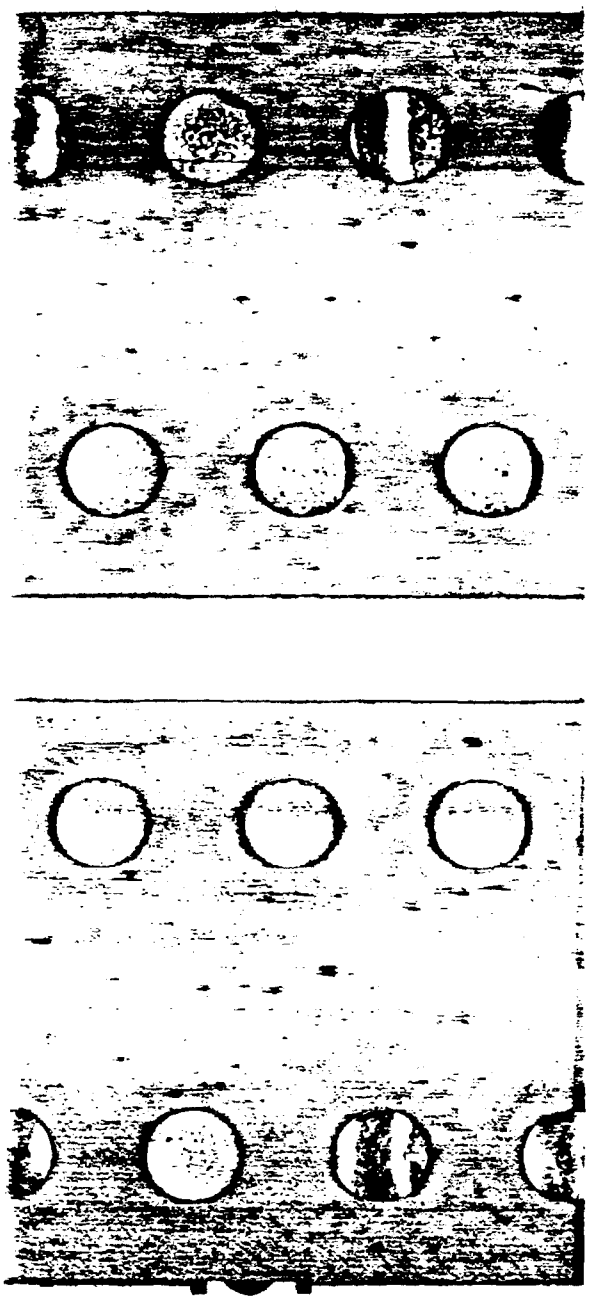
0303097

IDENTIF. & REFERENCE

97 MAY -8 PM 3:59

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

9067 05/08 0101 CHECK 564.00



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____ BOOK 10443 PG 469

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 8.00

TOTAL 564.00

CHECK 564.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

05/06/97 01 16:01 0001 9067

0303097

IDENTIF. ↑ REFERENCE

97 MAY -8 PM 3:59

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No.1149121