Box 56-B

THIS INSTRUMENT WAS PREPARED BY
Bankers Title & Escrow Corp.
3310 West End Avenue, Suite 410
Nashville, Tennessee 37203

BOOK 10481 PG 990

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 240,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF May, 19 97

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Gregory R. Flanagan (NAME)	Southeastern Mortgage of (NAME)	104-5-307
104 Bowling Avenue (ADDRESS)	115 29th Avenue South (ADDRESS)	
Nashville, Tennessee 37205 (CITY) (STATE) (ZIP)	Nashville, TN 37212 (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, Ronald Todd Milsap and husband, Ruth A. Milsap and Ronald A. Milsap and wife, Joyce R. Milsap

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Gregory R. Flanagan, an unmarried person

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:

LAND in Davidson County, Tennessee, being Lot No. 301 on the Plan of Richland Realty Company's First Addition to Subdivision "B" as of record in Book 332, page 174, Register's Office for Davidson County, Tennessee.

SAID Lot No. 301 fronts 50 feet on the easterly side of Bowling Avenue and runs back between parallel lines 200 feet to an alley.
BEING the same property conveyed to Ronald Todd Milsap and wife, Ruth A. Milsap by deed from Dean Jay Davenport and Anne Martin Davenport, of record in Book 9544, page 776, Register's Office for Davidson County, Tennessee and further conveyed by Quitclaim Deed to Ronald Todd Milsap and wife, Ruth A. Milsap and Ronald A. Milsap and wife, Joyce R. Milsap, from Ronald Todd Milsap and wife, Ruth A. Milsap of record in Book 10481, page 988, Register's Office for Davidson County, Tennessee.

03112588

IDENTIF. ↑ REFERENCE

97 JUN -5 PM 12:40
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

This is improved ( ) unimproved ( ) property known as 104 Bowling Avenue, Nashville, Tennessee 37205
(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 30th day of May, 19 97

Ronald Todd Milsap

Ronald A. Milsap

Ruth A. Milsap

Joyce R. Milsap

BOOK 10481 PG 991

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 Ronald Todd Milsap and husband, Ruth A. Milsap and Ronald A. Milsap and wife, Joyce R. Milsap

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 Nashville, Tennessee, this 30th day of May, 19 94.

Commission expires 7-5-94

Notary Public

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 _____.

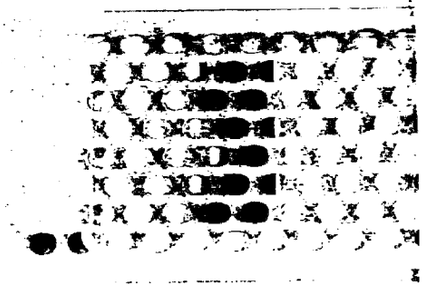
Witness my hand and official seal at office at _____ on this the _____ day of _____ 19_____ .

My commission expires _____

_____
Notary Public

9406 06/05 0101 03CHECK

897-00



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

RECEIVED OF _____

FOR _____

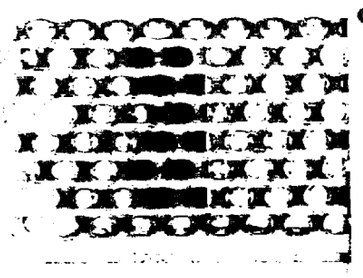
BOOK 10481 PG 992

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 240000.00
CON TX 888.00
PRFEE 1.00
WDEED 8.00
TOTAL 897.00
CHECK 897.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 06/05/97 01 15:48 0001 9406



03/2588
IDENTIF. # REFERENCE

97 JUN -5 PM 12:40
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1159326

VOID

BOOK 10481 PG 993

BOOK 10481 PG 994

BOOK 10481 PG 995

BOOK 10481 PG 996

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6-5-97