0314796

IDENTIF. & REFERENCE

PREPARED BY (AND RETURN TO):
WILKINS & IVEY
Attorneys-at-Law
2405 Crestmoor Road; P.O. Box 150157
Nashville, Tennessee 37215-0157
Ph. (615) 298-3312 - Fax. 292-8746
W & I Ref: (jb) Title No: 38967
Dav. Co. File: Box 8

97 JUN 11 AM 10: 32

FELIX [illegible] REGISTER
DAVIDSON COUNTY, TN.

BOOK 10488 PG 889

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Stephen F. Flatt Patsi W. Flatt 4009 Brookhaven Drive Nashville, TN 37204	SAME

TAX MAP-PARCEL NUMBERS: 132-2-25

1816 06/11 0101 03CHECK 1415.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Raymond D. Lawson and spouse, Nancy Lawson,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Stephen F. Flatt and spouse, Patsi W. Flatt,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Being all of Lot No. 36 on the map of Brookhaven Estates, as of record in Book 1835, pages 49,50 and 51, except a triangle out of the southerly corner having a base of 10 feet on Overbrook Drive and including a triangle out of the northerly rear corner of Lot 37 having a base of 10 feet and described according to a copy of a survey thereof made by Hal R. Swann, Jr., Surveyor, dated August 23, 1952, as follows:

> Beginning at a point in the northwesterly margin of Brookhaven Drive at an iron pin at the corner of Lots 35 and 36; thence with the line between said lots northwesterly 280.9 feet to an iron pin; thence southwesterly 111.6 feet to an iron pin which is 10 feet southwesterly from the corner of Lots 36 and 37; thence southeasterly crossing the line between Lots 36 and 37 and along a row of iron pins 313.2 feet to the northwesterly margin of Overbrook Drive, thence with the margin of the same northeasterly 112. 92 feet to the beginning of a curve; thence around said curve, in a northerly direction 36.99 feet to a point in the westerly margin of Brookhaven Drive; thence with the margin of the same northerly 14.54 feet to a point and continuing with the margin of the same northerly 138.88 feet to the point of beginning.

> Being the same property conveyed to Raymond D. Lawson and wife, Nancy Lawson by deed from Marguerite S. Briley, a widow, of record in Book 9096, Page 875, Register's Office for Davidson County, Tennessee.

> **Description Reference:** The description is the same as that used in the last deed prior to this transaction..

This is improved property, known as: 4009 Brookhaven Drive, Nashville, TN 37204

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF on June 6th, 1997.

Raymond D. Lawson

Nancy Lawson

State of Tennessee
County of Davidson

BOOK 10488 PG 890

On June 6th, 1997, before me the undersigned authority, personally appeared Raymond D. Lawson, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary Public

My Commission Expires: 11/22/97

State of Tennessee
County of Davidson

On June 10, 1997, before me the undersigned authority, personally appeared Nancy Lawson, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

CHRISTY WILKINS IVEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Notary Public

My Commission Expires: My Commission Expires 9/18/99

State of Tennessee
County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 380,000.00

Affiant

Sworn and subscribed before me on June 10, 1997.

CHRISTY WILKINS IVEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Notary Public

My Commission Expires: My Commission Expires 9/18/99

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

RECEIVED OF _____

FOR _____

BOOK 10488 PG 891

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	
				380000.00
			CON TX	1406.00
			PRFEE	1.00
			WDEED	8.00
			TOTAL	1415.00
			CHECK	1415.00

06/11/97 01 10:28 0001 1816

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0314796
IDENTIF. # REFERENCE

97 JUN 11 AM 10:32
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1161721