BOOK 10602 PG 525

Rec 14

THIS INSTRUMENT PREPARED BY: **George V. Crawford, Jr.** **GULLETT, SANFORD, ROBINSON & MARTIN, PLLC** Third Floor 230 Fourth Avenue, North P. O. Box 198888 Nashville, Tennessee 37219-8888 (615) 244-4994	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is $50,000.00 Frank Floyd **AFFIANT** Subscribed and sworn to before me, this 4th day of September, 1997. Notary Public My Commission Expires: 11/2/98

Address New Owners As Follows:	**Send Tax Bills To:**	**Map-Parcel Number:**
Frank Floyd and wife, Linda P. Floyd 2155 Utopia Ave Nashville, TN	SAME	118-4-53

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **JOHN B. COMER, SR.** hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **FRANK FLOYD AND WIFE, LINDA P. FLOYD,** hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 77 on the Plan of Corinne Place of record in Book 332, page 1, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Beginning at the northwest corner of Utopia Avenue and an alley, being the southeast corner of said Lot No. 77; thence with the westerly margin of said Avenue, northwardly 50.9 feet to the corner of Lots No. 76 and 77; thence with the line between said two lots, westwardly 165 feet to an alley; thence with said alley, southwardly 114.8 feet to the northerly margin of the first mentioned alley; thence with the alley, eastwardly 169.7 feet to the beginning.

Being the same property conveyed to John B. Comer, Sr. by deed from Feller Brown, Administrator of the Estate of Nancy Katherine (Heaton) Thomas, deceased, of record in Book 8416, page 644, Register's Office for Davidson County, Tennessee.

The legal description herein is the same as in the previous instrument of record. No new legal description was prepared for this transfer.

This property is conveyed subject to 1997 taxes, a lien but not yet due and payable, which have been prorated and assumed by Grantees. By acceptance of delivery of this instrument, Grantees assume and agree to pay such taxes as and when such become payable and to indemnify and hold harmless Grantor from liability and loss therefrom.

This is unimproved property known as 2120 Utopia Avenue, Nashville, Tennessee

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 he covenants with the said Grantees that he is lawfully seized 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; and further covenants and binds himself, his heirs and assigns, 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 person 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 hands this 4th day of September, 1997.

John B. Comer Sr.

John B. Comer, Sr.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **JOHN B. COMER, SR.**, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 4th day of September, 1997.

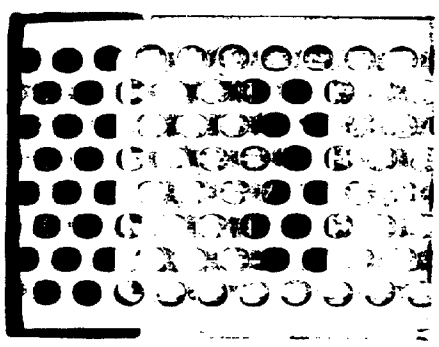
Notary Public

My Commission Expires: 11/27/99

97 SEP -9 PM 3:41

FELIX Z. REGISTER
DAVIDSON COUNTY, TN.

6779 09/09 0101 03CHECK 194.00



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

RECEIVED OF _____

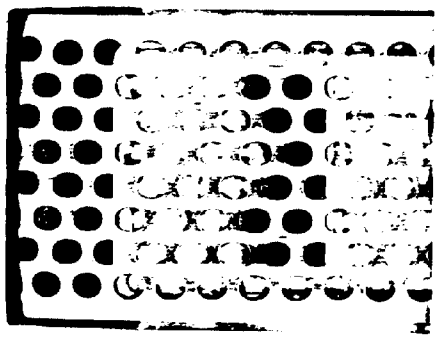
FOR _____

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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 50000.00
CON TX 185.00
PRFEE 1.00
WDEED 8.00
TOTAL 194.00
CHECK 194.00
09/09/97 01 15:41 0001 6779



RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

034834
IDENTIFICATION REFERENCE

97 SEP -9 PM 3:41
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 1196239