BOOK 10873 PG 802

	STATE OF TENNESSEE COUNTY OF DAVIDSON THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$64,000.00.** Judy A Nixon Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE THIRD DAY OF APRIL, 1998. Notary Public MY COMMISSION EXPIRES: November 27, 1999. (AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
COHEN & COHEN, ATTORNEYS AT LAW, 4908 CHARLOTTE AVENUE, NASHVILLE, TN 37209

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
JUDY A. NIXON ET AL	**FIRST UNION MORTGAGE CORPORATION**	**69-4-72**
(NAME) **3920 MEADOW ROAD**	(NAME) **1100 CORPORATE CENTER DR., /NC-4777**	
(ADDRESS) **NASHVILLE, TN 37218**	(ADDRESS) **RALEIGH, NC 27607-5066**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

WARRANTY DEED

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, I, **LOUISE FLYNN, UNMARRIED,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **JUDY A. NIXON AND EDNA IRENE COOK, BOTH UNMARRIED,** 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. 14 of Block "AA" on the Revised Map of Fairview Subdivision, of record in Book 1130, page 54, Register's Office for said County.

Said Lot No. 14 fronts 100 feet on the east side of Meadow Road and runs back between parallel lines 175 feet to a dead line.

Being the same property conveyed to Jimmy Flynn and wife, Louise Flynn by deed from Lois Holleman Griffith, a widow, of record in Book 2957, page 638, Register's Office for Davidson County, Tennessee. The said Jimmy Flynn having since died.

This conveyance is subject to any and all easements, conditions and restrictions which may affect said property in the Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved(**X**) property, known as **3920 MEADOW ROAD, NASHVILLE, TN 37218**
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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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 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 3rd day of April, 1998.

Louise Flynn
LOUISE FLYNN

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 Louise Flynn, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 3rd day of April, 1998

Commission expires: **November 27, 1999**

Deborah J. Cohen
DEBORAH J. COHEN Notary Public

0421956
IDENTIF. & REFERENCE

98 APR -6 AM 11:16

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

PICK-UP

6213 04/06 0101 03CHECK 245.80

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10873 PG 804

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 64000.00
CON TX 236.80
PRFEE 1.00
WDEED 8.00
TOTAL 245.80
CHECK 245.80
04/06/98 01 11:16 0001 6213

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0421956
IDENTIF. & REFERENCE

98 APR -6 AM 11:16
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1276456