WARRANTY DEED

BOOK 10912 PG 632

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 81,500.00

1863 06/04 0101 03CHECK 310.55
VICE 2

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 30th DAY OF April 19 98

Notary Public

MY COMMISSION EXPIRES: 5-22-2001
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Premier Title & Escrow, LLC, 4301 Hillsboro Road, Suite 300, Nashville, Tennessee 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Vicki L. Jones	Guaranty Trust Company	MAP 90-12
(NAME)	(NAME)	
498 Sunliner Drive	1310 Memorial Boulevard	PARCEL 83
(ADDRESS)	(ADDRESS)	
Nashville, Tennessee 37209	Springfield, TN 37172	
(CITY) (STATE) (ZIP)	(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, Donna Irene Flowers and Janice Carol McWright and Cathy Lynn Flowers

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Vicki L. Jones, 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. 47 on the Plan of Section I, Charlotte Park, of record in Book 2663, page 2, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Marion Elizabeth Flowers and Donna Irene Flowers, as tenants in common with no rights to survivorship, by Quitclaim Deed from Marion Elizabeth Flowers and James L. Curtis, Trustee, of record in Book 6436, page 530, said Register's Office. Marion Elizabeth Flowers has since died. Janice Carol McWright and Cathy Lynn Flowers are the devisees of her one-half interest under the Will of Marion Elizabeth Flowers of record in Will Book 210, page 604, Probate Court Clerk's Office for Davidson County, Tennessee.

This conveyance is subject to (a) 1998 real property taxes which have been prorated and assumed by the grantee(s); (b) all matters appearing on the plan of record in Book 2663, page 2, said Register's Office; and (c) restrictive covenants contained in instrument of record in Book 2638, page 490, said Register's Office.

This has never been the marital residence of any of the grantors herein.

unimproved ( )
This is improved (X) property, known as 498 Sunliner Drive, Nashville, Tennessee 37209
(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 April, 19 98

Donna Irene Flowers

Cathy Lynn Flowers

Janice Carol McWright

BOOK 10912 PG 633

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 Donna Irene Flowers and Janice Carol McWright and Cathy Lynn Flowers

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 April, 19 98.

Commission expires 5-27-2001

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

MAIL EM!

98 MAY -4 AM 10:52

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

IDENTIFICATION REFERENCE

04 32 775

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10912 PG 634

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 81500.00
MOR TX 301.55
ERR CO
MOR TX 301.55-
CON TX 301.55
PRFEE 1.00
WDEED 8.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 310.55

CHECK 310.55

05/04/98 01 10:55 0001 1843

0432775
IDENTIF. & REFERENCE

98 MAY -4 AM 10:52

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No.1287918