0437655 1

IDENTIF. ↑ REFERENCE

98 MAY 13 PM 2:55

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

Prepared by and after Recording Return To:
Title Enterprises, LLC.
214 Centerview Drive, Suite 247
Brentwood, TN 37027

WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of Ten and 00/100 Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **DONNA BRAKE SMITH** (hereinafter referred to as "Grantors") has this day bargained and sold and does hereby transfer and convey unto **CHARLES PATRICK FLYNN and AMY B. SEREK** (hereinafter referred to as "Grantees"), it's successors and assigns, forever, that certain parcel of real estate located in **Davidson** County, State of Tennessee, and being described as follows, to-wit:

SEE ATTACHED EXHIBIT "A"

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee(s), it's successors and assigns, forever.

The undersigned covenants with the said Grantee(s) that they are lawfully seized and possessed of said parcel of real-estate, and that they have a good right to convey the same and that it is unencumbered, except for the lien of current year's property taxes, which taxes have been prorated between the parties herein.

The undersigned further covenants and bind themselves, their heirs and assigns, to forever warrant and defend the title to said real estate to the Grantee(s), it's successors and assigns, against the lawful claims of all persons, whomsoever.

Witness my hand this 11th day of May, 1998.

Donna Brake Smith
DONNA BRAKE SMITH

Leon Noland

STATE OF TENNESSEE
COUNTY OF Williamson

Before me, the undersigned, a Notary Public in and for said County and State aforesaid, personally appeared, **DONNA BRAKE SMITH;** with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence to be the person(s) described in and who executed the foregoing instrument, and who acknowledged the execution of same to be his/her/their free act and deed.

**and husband Leon Noland

Witness my hand and official seal this 11th day of May, 1998.

Melody R. Wilson
Notary Public

My Commission Expires: _____

MELODY R. WILSON NOTARY PUBLIC AT LARGE Commission exp. TENNESSEE RUTHER

STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration or value, whichever is greater, for this transfer is $456,500.00, which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me this 11th day of May, 1998.

Notary Public

My Commission Expires: _____

MELODY R. WILSON NOTARY PUBLIC AT LARGE Commission exp. 8-19-2001 RUTHERFORD COUNTY, TENNESSEE

MAP AND PARCEL NUMBERS: Map 117 Group 06 Parcel 098.00

ADDRESS NEW OWNER:
Charles P. Flynn and Amy B. Serek
2314 Woodmont Blvd.
Nashville, TN 37215

SEND TAX BILLS TO:
Same

Exhibit "A"

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee being the easterly 125 feet of Lot No. 32 on the Plat of E. L. Hampton's Subdivision called "Hillsboro Heights," not of record, but described according to a survey dated December 26, 1912, as follows:

Beginning at a point in the northerly margin of Woodmont, formerly Concrete, Boulevard said point being 900 feet west of the center line of 23rd Avenue South and being the common front corner of Lots 32 and 33; thence with the line between said two lots northwardly 369.7 feet to the common corner of Lots 25, 26, 32 and 33; thence with the line between Lots 26 and 32 westwardly 125 feet to the northeast corner of the property conveyed to A. K. Head by deed from Annabell Allen Sensing and husband, of record in Book 1142, page 422, Register's Office for said County; thence with said Head's easterly line, southwardly 370 feet, more or less, to the northerly margin of said Woodmont Boulevard; thence with the margin of said Woodmont Boulevard eastwardly 125 feet to the point of beginning.

Being the same property conveyed to Donna Brake Smith from Thomas Wyatt Smith by Quitclaim Deed dated March 1, 1995 and recorded May 16, 1995 in Book 9673, page 317, Register's Office for Davidson County, Tennessee. Also acquired by Deed of record in Book 7961, page 217, Register's Office for said County.

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

7017 05/13 0101 03CHECK 1702-05

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10930 PG 587

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 456500.00
CON TX 1689.05
PRFEE 1.00
WDEED 12.00
TOTAL 1702.05
CHECK 1702.05

05/13/98 01 15:00 0001 7017

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

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FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1293031