Prepared By:

After Recording Return To:
Title Enterprises, LC.
214 Centerview Drive Suite 247
Brentwood, TN 37027

BOOK 10931 PG 93

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, **Charles Patrick Flynn**, (hereinafter referred to as "Grantor") have this day bargained and sold and does hereby transfer and convey unto **Andrew M. Putnam and wife, Nancy J. Putnam** (hereinafter referred to as "Grantees") his heirs and assigns, forever, that certain parcel of real estate located in Davidson County, State of Tennessee, and being described as follows, to-wit:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE APART HEREOF

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantees, his heirs and assigns, forever.

The undersigned covenant with the said Grantee 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 covenant and bind themselves, their heirs and assigns, to forever warrant and defend the title to said real estate to the Grantee(s), his heirs and assigns, against the lawful claims of all persons, whomsoever.

Witness our hands this 11 day of May, 1998.

CHARLES PATRICK FLYNN

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared **Charles Patrick Flynn,** to me known to be the person who executed the foregoing instrument on behalf of **Andrew M. Putnam and wife, Nancy J. Putnam,** the within named bargainor(s), to me personally known (or proved to me on the basis of satisfactory evidence) to be the person(s) who executed the foregoing instrument and acknowledged that he/she/they executed the same as his/her/their free act and deed for the purposes therein contained.

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

Notary Public

My Commission Expires: _____

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

STATE OF Tennessee
COUNTY OF Davidson

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The actual consideration or value, whichever is greater, for this transfer is $232,000.00, 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: 131/07/38.00

ADDRESS NEW OWNER:
Andrew & Nancy Putnam
4503 Glendale Place
Nashville, TN 37215

SEND TAX BILLS TO:
Irwin Mortgage Corp.
P.O. Box 9061
South San Francisco, CA 94083-9061

Exhibit "A"

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

Being Lot No. 2 on the Plan to Lone Oak Heights, a resubdivision of Lots 36, 37, 55, 57, 58 and part of lot 38 of Geo. W. Blairs revised subdivision of Belmont Park Place of record in Book 421, Pages 118 and 199, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete legal description.

Being the same property conveyed to Charles Patrick Flynn from Mary Frances Rudy by Quitclaim Deed, dated February 3, 1997 and recorded February 4, 1997 in Book 10339, Page 759, Register's Office for Davidson County, Tennessee. Also acquired by Deed of record in Book 10192, page 682, Register's Office for Davidson County, Tennessee.

04 37700
IDENTIFICATION REFERENCE
98 MAY 14 AM 8:35
FELIX E. WILSON II REGISTER
DAVIDSON COUNTY, TN.
7153 05/14 0101 03CHECK 871.40

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
232000.00
CON TX 858.40
PRFEE 1.00
WDEED 12.00
TOTAL 871.40
CHECK 871.40

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

05/14/98 01 08:40 0001 7153

04 37780
IDENTIF. & REFERENCE

98 MAY 14 AM 8:35

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1293165