60

This Instrument Prepared By:
Bottorff, Kavin & Cook, PLC
155 Franklin Road, Suite 120
Brentwood, Tennessee 37027

BOOK 11057 PAGE 467

ADDRESS NEW OWNER:
Robert W. Flint
484 Saddle Dr.
Nashville, Tennessee 37221

SEND TAX BILL TO:
Mortgagee

MORTGAGEE:
SunTrust Bank, Nashville, N.A.
201 Fourth Avenue North, Post Office Box 305110
Nashville, TN 37230-5110

MAP **142-02**
GROUP **0**
PARCEL **257.00**

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named "GRANTEES", and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **Robert G. Britton and wife, Eula Mae Britton** hereinafter called the "GRANTORS", have bargained and sold, and by these presents, do transfer and convey unto **Robert W. Flint and wife, Melissa F. Flint**, 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. 303 of the Walnut Hill Manor Subdivision, of record in Plat Book 4460, page 108, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and detailed description of said lot.

Being the same property conveyed to Robert G. Britton and wife, Eula Mae Britton by deed from Moneda M. Robertson a/k/a Eva Moneda McGee of record in Book 8304, page 786, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

This conveyance is further made subject to real property taxes for 1998 and subsequent years.

This is improved property known as 484 Saddle Dr., Nashville, Tennessee 37221.

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, GRANTORS do covenant with the said "GRANTEES" that they 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, "GRANTORS", do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the said "GRANTEES", and their heirs and assigns, against the lawful claims of all persons whomsoever. Whereever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

98 AUG -7 PM 2:56
REGISTER
DAVIDSON COUNTY, TN.

0472465
IDENTIF. # REFERENCE

4284 08/07 01:01 03CHECK 712.15

WITNESS our hands this the 5th day of August, 1998.

Robert G. Britton

Robert G. Britton

Eula Mae Britton

Eula Mae Britton

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, **Robert G. Britton and wife, Eula Mae Britton**, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seal this 5th day of August, 1998.

Rebecca T. Garland

Rebecca T. Garland
NOTARY PUBLIC

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My Commission Expires: 3/24/2001

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

The actual value or consideration, whichever is greater, for this transfer is $189,500.00.

AFFIANT

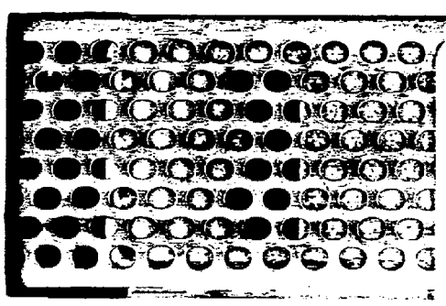
Subscribed and sworn to before me on this 5th day of August, 1998.

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

Rebecca T. Garland

Rebecca T. Garland
NOTARY PUBLIC

My Commission Expires: 3/24/2001



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

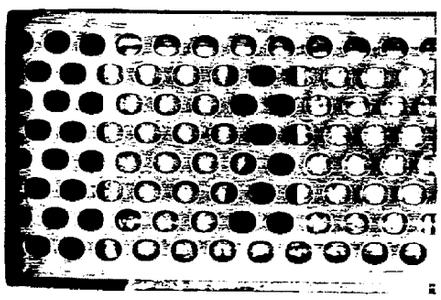
RECEIVED OF _____

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



RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

CAMT	189500.00
CON TX	701.15
PRFEE	1.00
MDEED	8.00
CFEE	2.00
TOTAL	712.15
CHECK	712.15

08/07/98 01 15:07 0001 4284

0472465
IDENTIF. ↑ REFERENCE
98 AUG -7 PM 2:56
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1323854