BOOK 11105 PAGE 90

THIS INSTRUMENT PREPARED BY: DEANIE L. GREGORY, ATTORNEY, 223 MADISON ST., S. 102, MADISON, TN 37115 WITH INFORMARTION FURNISHED BY THE PARTIES HERETO AND WITHOUT THE BENEFIT OF A TITLE EXAMINATION.

Name and Address New Owner:
Dean E. Flint
321 Manzano Road
Madison, Tn 37115

Send Tax Bills to:
Same as New Owner

98 SEP -9 AM 11:25
FELIX Z. ESTES, REGISTER
DAVIDSON COUNTY, TN.

0485770

DEANIE L. GREGORY

Tax Map and Parcel Nos.
MAP NO. 82-3
PARCEL NO. 102

WARRANTY DEED

FOR AND IN CONSIDERATION of Ten and No/100--- ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee and other good and valuable consideration, the receipt of which is hereby acknowledged, **I, ONETA F. LEE, UNMARRIED,** the Grantor, has bargained and sold and by these presents does hereby transfer and convey unto **DEAN E. FLINT,** hereinafter called the Grantee, his successors and assigns, that certain land located in **DAVIDSON** County, Tennessee and being more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 144 on the Plan of Sharpe and Horn's Second Addition to Northeast Nashville, as of record in Book 161, Page 53, Register's Office for Davidson County, Tennessee.

Said Lot No. 144 fronts 50 feet on the westerly side of North Second Street and runs back between parallel lines 145 feet, more or less, to an alley.

Being the same property conveyed to Tommy T. Lee by deed from Mary M. Clouse, unmarried, of record in Book 6611, Page 151, Register's Office for Davidson County, Tennessee. The said Tommy T. Lee having since died and by his Last Will and Testament, under Docket No.97P 1104 Davidson County Probate Court, his estate was devised to his widow, Oneta F. Lee, the Grantor herein. Said Will is of record in Will Book 214, Page 555, Probate Court for Davidson County, Tennessee.

THIS IS IMPROVED PROPERTY KNOWN AS 1108 N. 2nd Street, NASHVILLE, TN 37207.

TO HAVE AND TO HOLD the said tract or parcel of land together with all and singular easements, appurtenances, heriditaments, estate, title and interest thereto belonging or in anywise appertaining to the said Grantee, his successors and assigns in fee simple forever.

GRANTOR does hereby covenant with the said Grantee that she is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and that the same is unencumbered except for taxes for the year 1998.

This conveyance is made subject to notes, easements, building setback lines, etc. as may be set forth on the plan of Sharpe and Horn's Second Addition to Northeast Nashville, of record in Book 161, Page 53, Register's Office for Davidson County, Tennessee.

GRANTOR does further covenant and bind herself, her heirs, successors and representatives, to warrant and forever defend the title to the said land to the said Grantee, his successors and assigns against the lawful claims of all persons whomsoever.

Whenever 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 the 2nd day of September, 1998.

x Oneta F. Lee
Oneta F. Lee

STATE TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named Oneta F. Lee, the bargainor, 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 Madison, Tennessee, on this the 2nd day of September, 1998.

My Commission expires:
3/23/2002

DEANIE L. GREGORY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.
Deanie L. Gregory
Notary Public

My Commission Expires MAR. 23, 2002

STATE OF TENNESSEE
DAVIDSON COUNTY

The actual consideration or value, whichever is greater, for this transfer is $36,000.00.

x Dean E. Flint
Affiant

Sworn to and subscribed before me
this the 2nd day of September, 1998.

DEANIE L. GREGORY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.
Deanie L. Gregory
Notary Public

My Commission expires: 3-23-2002

My Commission Expires MAR. 23, 2002

8518 09/09 0101 03CHECK 144.20

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 36000.00
CON TX 133.20
PRFEE 1.00
WDEED 8.00
CFEE 2.00
TOTAL 144.20
CHECK 144.20

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

09/09/98 01 11:26 0001 8518

0485770
IDENTIF. & REFERENCE

98 SEP -9 AM 11:25
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1343930