BOOK 11264 PAGE 268

WARRANTY DEED

RECORD AND RETURN TO:
FILE BOX 7
SATURN & MAZER
(37405)

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 175,000.00

Deborah Huntley
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th DAY OF December 19 98

Notary Public

MY COMMISSION EXPIRES 9/28/2002
(AFFIX SEAL)

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
Saturn & Mazer Title Services, 212 Third Avenue, North, Nashville, Tennessee 37201

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Deborah Huntley (NAME)	SAME (NAME)	104-11-340
2016 25th Avenue South (ADDRESS)	(ADDRESS)	24W-3820
Nashville, TN 37212 (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, M. Shaw Flippen, Jr.

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Deborah Huntley

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. 158 and the southerly 15 feet of Lot No. 99, on the Plan of Bransford Realty Company's Subdivision of the Edgar Jones Home Place, as of record in Book 421, Page 7, said Register's Office.

Said Lot No. 158 and part of Lot No. 99 front together 65 feet on the easterly side of 25th Avenue South and extends back between parallel lines 165 feet to a dead line in the rear measuring 65 feet thereon.

BEING the same property conveyed to M. Shaw Flippen, Jr. by deed from Walter C. Kurtz and wife, Ellen Hobbs Lyle of record in Book 10873, Page 452, Register's Office for Davidson County, Tennessee.

The foregoing is the same legal description as appears in the previous deed of record.

unimproved ( )
This is improved (X) property, known as 2016 25th Avenue South, Nashville, TN 37212
(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 my hand this 16th day of December, 19 98

M Shaw Flippen Jr by Richard Bryan as atty in fact

M. Shaw Flippen, Jr. by Richard Bryan as atty. in fact

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 ~~M. Shaw Flippen, Jr.~~

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 16th day of December 19 98.

Commission expires _____

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

State of Tennessee
County of DAVIDSON

On this the 16TH day of DECEMBER, 1998, before me personally appeared RICHARD BRYAN to me known to be the person who executed the foregoing instrument in behalf of M. SHAW FLIPPEN, JR. as HIS Attorney in Fact, and acknowledged that HE executed the same as the free act and deed of the said M. SHAW FLIPPEN, JR.

Witness my hand and official seal at NASHVILLE, TENNESSEE, this the 16TH day of DECEMBER, 1998.

ALAN L. TURNER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

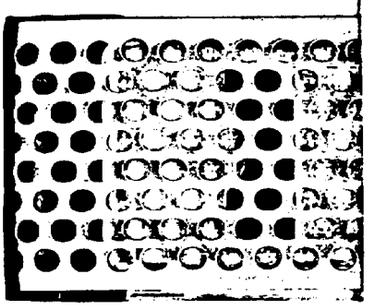
Notary Public

My Commission Expires:
9/28/2002

0528536
IDENTIF. & REFERENCE

98 DEC 22 PM 1:33
BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

4051 12/22 0101 03CHECK 658.50



OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

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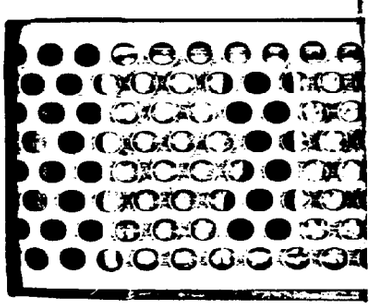
CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED	CFEE - COMPUTER FEE	PRFEE - PROBATE FEE

CHG'T 175000.00
CON TX 647.50
PRFEE 1.00
WDEED 8.00
CFEE 2.00
TOTAL 658.50
CHECK 658.50

12/22/98 01 13:30 0001 4051

0528536
IDENTIF. ↑ REFERENCE

98 DEC 22 PM 1:33
BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.



RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1405582