18

PREPARED BY:
COMMONWEALTH TITLE AGENCY OF NASHVILLE, INC.
333 GALLATIN ROAD SOUTH
MADISON, TN 37115

WARRANTY DEED

THIS INDENTURE is made and entered into this **21st** day of **December, 1998** between DANIEL W. KITTRELL, A WIDOWER, UNMARRIED, GRANTOR, and TRUMAN FLATT and DOROTHY FLATT, HUSBAND AND WIFE, GRANTEEs.

W I T N E S S E T H: That for and in consideration of Ten Dollars ($10.00) and other good and valuable considerations, the receipt of which is hereby acknowledged, DANIEL W. KITTRELL, A WIDOWER, UNMARRIED, hereinafter referred to as GRANTOR, does hereby bargain, sell, transfer and convey unto TRUMAN FLATT and DOROTHY FLATT, HUSBAND AND WIFE, hereinafter referred to as GRANTEEs, their successors, heirs and assigns, certain real estate located in DAVIDSON County, Tennessee, being more particularly described in Exhibit "A", which is attached hereto and incorporated herein by reference, together with all right, title and interest of GRANTOR in and to all buildings and fixtures located on said real estate, and any easements and rights-of-way adjoining or abutting said real estate and any covenants and other rights appurtenant thereto (collectively, the "Property"). This conveyance of the "Property" and all covenants and warranties contained herein, are made expressly subject to the exceptions and other matters set forth in Exhibit "B", which is attached hereto and incorporated herein by reference.

This is improved property known as 29 ROLLING MEADOWS, GOODLETTSVILLE, TN 37072.

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title and interest unto GRANTEEs, their successors, heirs and assigns forever. The GRANTOR covenants and agrees with the said GRANTEEs that GRANTOR is lawfully seized and possessed of the said real estate and that GRANTOR has a good and lawful right to sell the same. The GRANTOR further covenants that the same is unencumbered except as otherwise set forth in Exhibit "B".

GRANTOR further covenants and binds himself, his/her successors, heirs and assigns, to warrant and forever defend the title to said GRANTEEs, their successors, heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS the hand and seal of GRANTOR on the day and year first above written.

BY: David W. Kittrell
DANIEL W. KITTRELL Signature of Seller

98 DEC 28 PM 1:20
BILL [illegible] REGISTER
DAVIDSON COUNTY, TN.

0529143
IDENTIFICATION REFERENCE

4688 12/28 0101 03CHECK

416.45

INDIVIDUAL
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, DANIEL W. KITTRELL, A WIDOWER, UNMARRIED, the within named 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, at office, this **21st** day of December, 1998.

Notary Public

My Commission Expires: 5/25/2000

Name and Address of Property Owner:

TRUMAN FLATT and DOROTHY FLATT, HUSBAND AND WIFE
29 Rolling Meadows
Goodlettsville, TN 37072

Property Address:

29 ROLLING MEADOWS
GOODLETTSVILLE, TN 37072

Person Responsible for Taxes:

SAME

Map & Parcel #: MAP 33-4-A, PARCEL 29

AFFIDAVIT OF VALUE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I hereby swear or affirm that the actual consideration for this transfer, or value of the property or interest in property transferred, whichever is greater is **$108,500.00** which amount is equal to, or greater than, the amount which the property, or interest in property transferred, would command at a fair and voluntary sale.

Dorothy Flatt
Affiant

Sworn to and subscribed before me, a Notary Public, this **21st** day of **December, 1998.**

Notary Public

My Commission Expires: 5/25/2000

RETURN TO:

COMMONWEALTH TITLE AGENCY OF NASHVILLE, INC.
333 GALLATIN ROAD SOUTH
MADISON, TN 37115

EXHIBIT 'A'

A certain tract or parcel of land being in Davidson County, Tennessee, described as follows:

BEING Lot No. 29 on the Plan of Rolling Meadows, Phase I, Section 7, of Record in Book No. 7900l, page No. 703, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

BEING the same property conveyed to DANIEL W. KITTRELL AND WIFE, MIRIAM E. KITTRELL, by Deed from JAMES L. AND ETHEL M. BRENNAN, of record in Book 10566, page 25, Register's Office for DAVIDSON County, Tennessee. MIRIAM E. KITTRELL subsequently died and the property is vested by operation of law in her surviving spouse, DANIEL W. KITTRELL, the Grantor herein.

EXHIBIT 'B'

1. All County and City REAL PROPERTY taxes for the year 1999 and subsequent years, a lien, not yet due and payable (MAP 33-4-A, PARCEL 29, 1997 REAL PROPERTY TAXES ARE PAID IN FULL).

2. All matters as set forth on the Plan of record in Plat Book 7900, page 703, said Register's Office, including any and all setback lines, easements, notes, restrictions, etc., as may be shown thereon.

3. Declaration of Covenants, Conditions and Restrictions, of record in Deed Book 6593, Page 194, as amended in Book 9319, page 100, Register's Office for DAVIDSON County, Tennessee and By-Laws of Rolling Meadows Townhomes Association, of record in Book 6593, page 242, appended thereto.

4. TVA Easement affecting common area of record in Book 3248, page 58, and shown on plat plus plats of record in Book 6250, page 173, and Book 4175, page 8, said Register's Office.

5. Sewer easement to City of Goodlettsville, of record in Book 5818, page 658, said Register's Office, and also shown on plat of record.

6. Charter of Rolling Meadows Townhomes Association, of record in Book 8052, page 513, said Register's Office.

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11267 PAGE 56

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

0529143
IDENTIF. ↑ REFERENCE

98 DEC 28 PM 1:20

BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

CAMT	105500.00
CON TX	401.45
PRFEE	1.00
WDEED	12.00
CFEE	2.00
TOTAL	416.45
CHECK	416.45

12/28/98 01 13:17 0001 4658

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1406208