WARRANTY DEED

BOOK 11309 PAGE 948

FOR AND IN CONSIDERATION of the sum of *TEN and No/100 DOLLARS ($10.00)*, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, I, **CARLENE FLATT**, have bargained and sold and by these presents do transfer and convey unto **CHRISTOPHER D. FLATT** and wife, **CHRISTINA FLATT**, their heirs and assigns, the following described tract or parcel of land located in Davidson County, Tennessee, and being more particularly described as follows:

BEING Lot #137, on the **Plan of Madison Park, Section II**, as of record in Book 3106, Page 141, Register's Office for Davidson County, Tennessee.

SAID Lot #137, fronts 66.0 feet on the easterly side of Singer Drive and extends back between lines 120.8 feet on the northerly side, and 125.80 feet on the southerly side, measuring 97.05 feet thereon.

BEING the same property vested in **Carlene Flatt**, by deed from **Kenneth D. Flatt**, of record in Book 7699, Page 943, Register's Office for Davidson County, Tennessee.

Possession with Deed. 1998 Taxes Paid by Seller.

Map & Parcel 43 06 065

THIS CONVEYANCE IS SUBJECT TO THE FOLLOWING:

*Plat of record for **Plan of Madison Park, Section II**, of record in Book 3106, Page 141, Register's Office for Davidson County, Tennessee and Restrictions of record in Book 3459, Page 406; and Book 3460, Page 337, said Register's Office.*

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title and interest thereto belonging to the said **CHRISTOPHER D. FLATT** and wife, **CHRISTINA FLATT**, their heirs and assigns, forever. I covenant that I am lawfully seized and possessed of said land in fee simple; have a good and lawful right to sell and convey it, and same is unencumbered, except as stated above.

I FURTHER COVENANT and bind myself, my heirs and representatives, to warrant and forever defend the title to the said tract or parcel of land to the said **CHRISTOPHER D. FLATT** and wife, **CHRISTINA FLATT**, their heirs and assigns, against the

Prepared By:
BASS AND BASS, ATTORNEYS
Carthage, TN

lawful claims of all persons, whomsoever.

WITNESS MY HAND on this the 15th day of January, 1999.

Carlene Flatt
CARLENE FLATT

ACKNOWLEDGEMENT

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STATE OF TENNESSEE
COUNTY OF PUTNAM

Personally appeared before me, the undersigned authority, a Notary Public in and for the County and State aforesaid, **CARLENE FLATT**, the bargainor, with whom I am personally acquainted or proven to be on the basis of satisfactory evidence and who acknowledged that she executed the foregoing instrument for the purposes therein contained.

WITNESS MY HAND and official seal at Offices, Putnam County, Tennessee, on this the 15th day of January, 1999.

NOTARY PUBLIC

My Commission expires: 11.15.98

Name & Address of New Property owner: **Christopher D. Flatt**
Please mail tax bills to: 308 Singer Dr
Madison, TN 37115

AFFIDAVIT

STATE OF TENNESSEE
COUNTY OF Putnam

I hereby swear of affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $ 69,889.44 which amount is equal to or greater than the amount which the property transferred would command as a fair voluntary sale.

Affiant

Subscribed and sworn to before me this 15th day of January, 1999.

Notary Public

My Commission Expires: 11-15-99

99 JAN 25 PM 1:20
PUTNAM COUNTY, TN

I:\WORDS\WD\PLATT-CD.DOC

0540522
IDENTIFICATION REFERENCE

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

0540522

IDENTIFICATION REFERENCE

99 JAN 25 PM 1:30

REGISTER
DAVIDSON COUNTY, TN.

AMT	99999.44
CON TX	258.59
PRFEE	1.00
WDFEE	8.00
CFEE	2.00
TOTAL	269.59
CHECK	269.59

01/25/99 01 13:29 0001 6783

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1416198