BOOK 11392 PG. 491

STATE OF TENNESSEE
COUNTY OF Sumner }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 105,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12th DAY OF March 19 99

Notary Public

MY COMMISSION EXPIRES

PREPARED BY:
BRIAN L. SMITH, ESQ. & ASSOCIATES
POST OFFICE BOX 663
GALLATIN, TENNESSEE 37066

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
David L. King	Regions Mortgage, Inc.	72-7-258
(NAME)	(NAME)	
2345 Riverside Drive	315 Union Street	
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, TN 37216	Nashville, TN 37216	
(CITY) (STATE) (P.O. ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN 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, Margaret Galiffa (now known as Margaret Galiffa Flomerfelt), married

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO David L. King, married

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

See Attached Exhibit "A", incorporated by reference herein.

0563560

99 MAR 19 PM 2:44

Subject to any and all plats, easements, restrictions, and other matters of record.
The above legal description is the same as that contained in the previous deed of record.

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

unimproved ( )
This is improved (X) property, known as 2345 Riverside Drive Nashville, TN 37216
(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. 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 our hand(s) this 12th day of March, 19 99

Margaret Galiffa Flomerfelt Daniel J. Flomerfelt

STATE OF TENNESSEE
COUNTY OF Sumner

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Personally appeared before me, ~~the undersigned~~, a Notary Public in and for said County and State, the within named ~~Margaret Califfa Flomerfelt and husband, Daniel J.~~ Flomerfelt the bargainor~~(s)~~, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that ~~they~~ executed the within instrument for the purposes therein contained. Witness my hand and official seal at ~~Gallatin~~, Tennessee, this ~~12th~~ day of ~~March~~, 19~~99~~.

Commission expires 11/14/ED

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 (his oath / their several oaths) acknowledged (himself / themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that (he / they) as such _____ and _____, being authorized so to do, executed 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_____.

Commission expires _____

Notary Public

WARRANTY DEED

FROM

TO

Furnished by:

Exhibit A - Legal Description

LAND in Davidson County, Tennessee, being Lot No.53, and the southerly half of Lot No.. 52, On R.M. Dudley's Subdivision of a 30-acre tract, and more particularly described as follows:

BEGINNING at a point on the easterly margin of Riverside Boulevard or Drive at an iron pin set in the common corner of Lots Nos. 53 and 54; thence in an easterly direction along the dividing line between Lots 53 and 54; 219 feet to an iron in the westerly margin of a 15-foot alley; thence in a northwesterly direction along the westerly margin of said alley 134 feet; thence in a westerly direction 187.3 feet to a point in the easterly margin of Riverside Boulevard or Drive; thence along the easterly margin of said Boulevard in a southeasterly direction around a curve 75 feet to the point of beginning.

Being the same property conveyed to Margaret Galiffa, unmarried by Deed of Record in Book 9728, Page 236, Register's Office for Davidson County, Tennessee.

Margaret Galiffa is now known as Margaret Galiffa Flomerfelt.

Daniel J. Flomerfelt joins in this conveyance for the purpose of conveying any interest he may have in said property, particularly marital interest.

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

0563560

IDENTIFICATION REFERENCE

99 MAR 19 PM 2:44

CAM T

	105000.00
CON TX	388.50
PRFEE	1.00
WDEED	10.00
CFEE	2.00
TOTAL	403.50
CHECK	403.50

03/19/99 01 14:43 0001 1196

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1440303