THIS INSTRUMENT PREPARED BY:
George V. Crawford, Jr.
GULLETT, SANFORD, ROBINSON & MARTIN, PLLC
230 Fourth Avenue, North
P. O. Box 198888
Nashville, Tennessee 37219-8888
(615) 244-4994

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $139,000.00.

Affiant

Subscribed and sworn to before me, this 30th day of August, 1999.

Notary Public

My Commission Expires: 3/29/03

Address New Owner As Follows:
Matthew W. Flinner, et al
1408 McKennie Avenue
Nashville, TN 37206

Send Tax Bills To:
SouthTrust Mortgage Corp.
5409 Maryland Way, # 100
Brentwood, TN 37027

Map-Parcel Number:
83-2-24

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **PEGGY LYNN, UNMARRIED**, hereinafter called the Grantor, have bargained and sold, and by these presents does transfer and convey unto **MATTHEW W. FLINNER, A SINGLE PERSON AND JUDITH EDELMAN, A SINGLE PERSON AND GERALD M. EDELMAN, MARRIED, ALL AS JOINT TENANTS WITH THE RIGHT OF SURVIVORSHIP**, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being the easterly 45 feet of Lot No. 15 on the Plan of H.M. Doak, of record in Book 332, page 22, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description.

Said part of Lot No. 15 fronts 45.0 feet on the southerly margin of McKennie Avenue and extends back 192.0 feet on the easterly and westerly line to a line in the rear, measuring 45.0 feet thereon.

Being the same property conveyed to Mitchell T. Carlton and Peggy Lynn, both unmarried, as Joint Tenants with the Right of Survivorship by deed from Michael Denniston, married, of record in Book 8674, page 935, Register's Office for said County.

Also, being the same property conveyed to Peggy Lynn by deed from Mitchell T. Carlton, of record in Book 8839, page 61, Register's Office for said County.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

This conveyance is made subject to:

1. 1999 taxes, a lien but not yet due and payable, which have been prorated and assumed by Grantees. By acceptance of delivery of this instrument, Grantees assume and agree to pay such taxes as and when such become payable and to indemnify and hold harmless Grantors from liability and loss therefrom.

2. All matters as shown on the Plan of record in Plat Book 332, page 22, Register's Office for said County.

This is improved property known as 1408 McKennie Avenue, Nashville, TN 37206.

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 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 further covenant and bind ourselves, our heirs and assigns, 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 person whomsoever.

WITNESS my hand this 30th day of ~~August, 1999~~.

Peggy Lynn

99 AUG 31 AM 10:42
[illegible] REGISTER
DAVIDSON COUNTY, TN.

INSTR. # REFERENCE
06306632

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Peggy Lynn, the within named bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 30th day of August, 1999.

Notary Public

My Commission Expires: 3/29/03

120752.1

RECEIPT# 363 08/30/99 0101 02CHECK 525.30

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11642 PAGE 171

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

0630632

IDENTIF. & REFERENCE

99 AUG 31 AM 10:43

BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

CAMT	
	139000.00
CON TX	514.30
PRFEE	1.00
MREED	8.00
CFEE	2.00
TOTAL	525.30
CHECK	525.30

08/31/99 01 10:42 0001 2898

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1510952