Bk 2

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 255,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st DAY OF July, 2000

Notary Public

MY COMMISSION EXPIRES: 5-30-2004
(AFFIX SEAL)

CATHERINE R. VASS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. MY COMMISSION EXPIRES MAY 30TH 2004

THIS INSTRUMENT WAS PREPARED BY
GREGORY S. PERRONE, ATTORNEY AT LAW
109 Westpark Drive, Suite 330. Brentwood, Tennessee 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
PATRICK H. FLYNN (NAME)	THE COMMUNITY BANK (NAME)	MAP 146-10
5056 KINGSVIEW COURT (ADDRESS)	4205 HILLSBORO ROAD (ADDRESS)	PARCEL 039.00
NASHVILLE, TN 37220 (CITY) (STATE) (ZIP)	NASHVILLE, TN 37215 (CITY) (STATE) (ZIP)	AND PARCEL 038.00

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, DONALD E. NICHOLS, UNMARRIED

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO PATRICK H. FLYNN AND WIFE, ELIZABETH KATRINE FLYNN

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. 18 on the Revised Plan of Lots 16, 17 and 18, Forest Park which Plan of record in Book 3500, Page 58; and Lot 19 of Plan of Forest Park in the City of Oak Hill, of record in Plat Book 2900, page 122, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a complete and accurate description thereof.

Being the same property conveyed to Donald E. Nichols, unmarried by deed from James J. Tucker and wife, Elaine Tucker, of record in Book 3313, Page 537, Register's Office for Davidson County, Tennessee.

Also being the same property conveyed to Donald E. Nichols by deed from Carl B. Parker, Jr. and wife, Katherine Wright Parker of record in Book 5538, Page 465, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following: Taxes for the year 2000 which have been prorated, and payment thereof, by acceptance of this conveyance, is expressly assumed by Grantees; all matters appearing on the Plan of record in Plat Book 2900, page 122; Revised Plan of record in Book 3500, Page 58; restrictions of record in Book 3162, page 513; all of record in the Register's Office for Davidson County, Tennessee.

Instr:200008090079046 Page: 1 OF 2
REC'D FOR REC 08/09/2000 1:19:53PM
RECORD FEE: $11.00
M. TAX: $0.00 T. TAX: $943.50

unimproved ( )
This is improved (X) property, known as 5056 KINGSVIEW COURT, NASHVILLE, TN 37220
(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 31st day of July, 2000

Donald E. Nichols

DONALD E. NICHOLS

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named DONALD E. NICHOLS, UNMARRIED

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 Brentwood, Tennessee, this 31st day of July, 2000.

Commission expires 5-30-2004

Catherine R. Vass
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 _____ 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 _____.

CATHERINE R. VASS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY TENN. MY COMMISSION EXPIRES MAY 30 2004

My commission expires _____

_____
Notary Public

WARRANTY DEED

FROM

DONALD E. NICHOLS

TO

PATRICK H. FLYNN AND WIFE,
ELIZABETH KATRINE FLYNN

RETURN TO:

GREGORY S. PERRONE
ATTORNEY - AT - LAW
109 Westpark Drive, Suite 330
Brentwood, Tennessee 37027