# WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 14,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13th DAY OF July, 2001

J. PHILLIP JONES
Notary Public

MY COMMISSION EXPIRES: October 25, 2003
(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**
TATUM & JONES, ATTORNEYS, 2001 CHARLOTTE AVENUE, SUITE 200, NASHVILLE, TN 37203

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| METROPOLITAN DEVELOPMENT & | SAME | 81-10-173 |
| **HOUSING** (NAME) **AGENCY** | (NAME) | 81-10-172 |
| **701 SOUTH 6TH STREET** (ADDRESS) | (ADDRESS) | |
| **NASHVILLE, TN 37206** (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

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, JAMES A. FLEXER AND WIFE, LINDA T. FLEXER

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO METROPOLITAN DEVELOPMENT & HOUSING AGENCY

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 EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

Davidson County DEEDWARR
Recvd: 07/20/01 10:06 3pgs
Fees:17.00 Taxes:0.00
20010720-0077064

unimproved ( X )
This is improved ( ) property, known as 1736 & 1738 25TH AVENUE NORTH, NASHVILLE, TN 37208
(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 our hand s this 13th day of July, 2001

JAMES A. FLEXER
LINDA T. FLEXER
By: Linda T. Flexer by Jas A. Flexer, Atty in fact
JAMES A. FLEXER, ATTORNEY-IN-FACT

EXHIBIT "A"

TRACT NO. I:

LAND in DAVIDSON County, Tennessee, being Lot No. 115, on the Plan of COBB SUBDIVISION, of record in Book 161, page 155, Register's Office for said County, to which plan reference is hereby made for a more complete and accurate legal description.

MAP & PARCEL #81-10-173

UNIMPROVED PROPERTY KNOWN AS: 1736 25TH AVENUE NORTH
NASHVILLE, TN 37208

TRACT NO. II:

LAND in DAVIDSON County, Tennessee, being Lot No. 116, on the Plan of COBB SUBDIVISION, of record in Book 161, page 155, Register's Office for said County, to which plan reference is hereby made for a more complete and accurate legal description.

MAP & PARCEL #81-10-172

UNIMPROVED PROPERTY KNOWN AS: 1738 25TH AVENUE NORTH
NASHVILLE, TN 37208

BEING the same property conveyed to JAMES A. FLEXER, AN UNMARRIED PERSON (NOW MARRIED), by deed from Thomas H. Davis, An Unmarried Person, of record in Book 6821, page 395, Register's Office for DAVIDSON County, Tennessee.

LINDA T. FLEXER, wife of JAMES A. FLEXER, joins in to convey any interest she may have by reason of her marital status in subject property.

This instrument is executed on behalf of LINDA T. FLEXER, by JAMES A. FLEXER, as her Attorney-in-Fact, pursuant to a Power of Attorney which is being placed of record with this instrument.

Said property is conveyed subject to such limitations, restrictions, and encumbrances as may affect the premises.

SOURCE OF DESCRIPTION: DESCRIPTION OF PREVIOUS DEED OF RECORD

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named JAMES A. FLEXER, 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 on behalf of LINDA T. FLEXER, as her Attorney-in-Fact, as the free act and deed of the within named LINDA T. FLEXER.

WITNESS my hand and official seal at Nashville, Tennessee, this 13TH day of JULY, 2001.

NOTARY PUBLIC J. PHILLIP JONES

J. PHILLIP JONES NOTARY PUBLIC AT LARGE STATE OF TN

MY COMMISSION EXPIRES: 10/25/03

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named JAMES A. FLEXER

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 NASHVILLE, Tennessee, this 13th day of July, 20[illegible].

Commission expires October 25, 2003

J. PHILLIP JONES 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 _____ as such _____ 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 _____.

My commission expires _____

Notary Public