Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #240
Nashville, TN 37215
VITN00858

Record and return to:
Nations Title Agency of TN, Inc.
5214 Maryland Way, Ste. 208
Brentwood, TN 37027

39-B
File #01-1397

Davidson County DEEDWARR
Recvd: 08/16/01 10:22 2pgs
Fees:13.00 Taxes:547.60
20010816-0088529

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Laura K. Nation, Executrix, of the Estate of Cleo A. Hughes**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Deborah A. Flynn,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot No. 469 on the Map of Section Six, Crieve Hall Estates, as of record in Book 2331, pages 1 and 2, Register's Office for said County.

Said Lot No. 469 fronts 90 feet on the south side of Barrywood Drive and runs back between lines, 242 feet on the west line and 236 feet on the east line, to a dead line in the rear on which it measures 91 feet.

Being the same property conveyed to Cleo A. Hughes, a widow, by deed from Ina N. Kent, doing business as Nixon-Kent Company, of record in Book 4100, page 168, said Register's Office. The said Cleo A. Hughes is now deceased and the Will of the said Cleo A. Hughes is probated in The Estate of Cleo A. Hughes, Docket # 01P833; Volume 1822/ 344967 Probate Court for Davidson County, TN.

The property conveyed herein is subject to matters shown on the recorded plan, and to applicable easements and restrictions of record, and Property Taxes for the current year.

This is improved property, known as: 389 Barrywood Drive, Nashville TN .

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever. Grantor covenant with the said Grantee that Grantor is lawfully seized and possessed of said of said land in fee simple, has good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's 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 THE EXECUTION HEREOF this 26th day of July, 2001

Laura K. Nation, Executrix
Estate of Cleo A. Hughes

Laura K. Nation, executrix
Laura K. Nation

State of Tennessee)
County of Davidson)

On this 26th day of July, 2001, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named Laura K. Nation, Executrix of the Estate of Cleo A. Hughes, the bargainor(s), to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary Public

My Commission Expires: 9-29-2001

State of Tennessee)
County of Davidson)

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: **$ 148,000.00.**

Deborah A. Flynn
Affiant

Sworn and subscribed before me on this the 26th day of July, 2001.

Notary Public

My Commission Expires: 2-5-03

GAIL C. VICTORY
NOTARY PUBLIC AT LARGE
WILLIAMSON COUNTY

]

NEW OWNER:
Deborah A. Flynn
389 Berrywood Drive
Nashville, TN

RESPONSIBLE FOR TAX PAYMENT:
Bank of America
2059 Northlake Parkway
Tucker, GA 30084

TAX MAP-PARCEL #:
146-12-163