Davidson County DEEDWARR
Recvd: 12/07/01 10:16 2pgs
Fees:13.00 Taxes:462.50

20011207-0134879

RECORD AND RETURN TO;
SATURN & MAZER TITLE SERVICES, INC
212 THIRD AVE. NORTH
NASHVILLE, TN 37201
SP40420

WARRANTY DEED

ALAN L. SATURN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $125,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19th day of November, 2001

Notary Public

MY COMMISSION EXPIRES: 9/28/2002

THIS INSTRUMENT WAS PREPARED BY
Saturn and Mazer Title Services, Inc., 212 Third Avenue, North, Nashville, TN 37201

ADDRESS OF NEW OWNER AS FOLLOWS :	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Glen Kuykendall	SouthTrust Mortgage Corporation	117-4-31
1505 Beechwood Avenue	210 Wildwod Parkway, Suite 100	
Nashville, TN, 37212	Birmingham, AL 35209	

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, I/WE,

James A. Flexer and wife, Linda Flexer

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Glen Kuykendall, a single person

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:

Being the Easterly 50 feet of Lot No. 92 on the Belmont Land Company's Plan of Lots, as of record in Book 421, Page 34, Register's Office for said County.

Said part of Lot No. 92 fronts 50 feet on the southerly side of Beechwood Avenue and runs back between parallel lines 188 fet to an alley.

Being the same property conveyed to James A. Flexer, a single person, by deed from Mary E. Walker, Administratrix of the Estate of Sammy L. Mason, of record in Book 6605, Page 182, said Register's Office. The said James A. Flexer having since married Linda Flexer.

Unimproved ( )
This is improved (X) property known as 1505 Beechwood Avenue, Nashville, TN 37212

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/our hand(s) this 19th day of November, 2001

James A. Flexer

Linda Flexer by Power of Attorney

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned authority, a Notary Public in and for said County, and State the within named James A. Flexer, the bargainor(s) with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged the execution of the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, ~~Tennessee~~, this 19th day of November, 2001

Notary Public

My Commission Expires: 9/28/2002



STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this the 19th day of November, 2001, personally appeared James A. Flexer to me known to be the person who executed the foregoing instrument on behalf of Linda T. Flexer as Attorney in Fact, and acknowledged that James A. Flexer executed the same as the free act and deed of the said Linda T. Flexer.

Witness my hand and official seal this 19th day of November, 2001.

Notary Public

My Commission Expires: 9/28/2002

