01

Realty
48-A

THIS INSTRUMENT PREPARED BY:
BEADLES, NEWMAN AND LAWLER
3500 HULEN
FORT WORTH, TX 76107

WARRANTY DEED

THIS INDENTURE, made this 24th day of July, 2001 between **MICHAEL T. FLYNN AND WIFE, DONNA J. FLYNN** of **DAVIDSON** County, Tennessee, First Parties, and

RICHARD E. BADER

of **DAVIDSON** County, Tennessee, Second Parties,

WITNESSETH: that said First Parties, for and in consideration of the sum of ONE DOLLAR ($1.00) and other good and valuable consideration to us in hand paid by Second Parties, the receipt of which is hereby acknowledged,

have granted, bargained, sold and conveyed, and do hereby grant, bargain, sell and convey unto the said Second Parties the following described premises, to wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 58 ON THE FIRST REVISION OF THE PENINSULA, OF RECORD IN BOOK 9700, PAGE 8, REGISTER'S OFFICE FOR SAID COUNTY, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION.

BEING THE SAME PROPERTY CONVEYED TO MICHAEL T. FLYNN AND WIFE, DONNA, J. FLYNN BY DEED FROM PAUL O. AHMED, UNMARRIED, OF RECORD IN BOOK 11337, PAGE 310, SAID REGISTER'S OFFICE.

This conveyance is expressly made subject to any and all restrictions, reservations and conditions contained in former deeds and binding on said property.

with the hereditaments and appurtenances thereto appertaining, hereby releasing all claims to homestead and dower therein. TO HAVE AND TO HOLD THE said premises to the said Second Parties, their heirs and assigns forever.

And said First Parties, for themselves and for their heirs, executors and administrators do hereby covenant with said Parties, their heirs, and assigns, that they are lawfully seized in fee simple of the premises above conveyed and have full power, authority and right to convey the same, and that said premises are free from all encumbrances except

2001 PROPERTY TAXES WHICH ARE A LIEN, NOT YET DUE AND PAYABLE WHICH ARE PRORATED BETWEEN THE PARTIES HEREIN

and that they will forever warrant and defend the said premises and the title thereto against the lawful claims of all person whomsoever.

Whenever in this instrument a pronoun is used it shall be construed to represent either singular or plural, as the case may demand.

IN WITNESS WHEREOF, the said First Parties hereunder set their hands and seals the day and year first above written.

MICHAEL T. FLYNN

DONNA J. FLYNN

Davidson County DEEDWARR
Recvd: 01/04/02 14:58 2pgs
Fees:13.00 Taxes:673.40
20020104-0001658

STATE OF Louisiana
COUNTY OF St. Tammany

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, **MICHAEL T. FLYNN**, the within named bargainor, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 24th day of July, 2001.

Notary Public
Printed name: Kathryn S. Rushe

My commission expires: With Life
(NOTARY SEAL)

STATE OF Louisiana
COUNTY OF St. Tammany

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, **DONNA J. FLYNN**, the within named bargainor, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 24th day of July, 2001.

Notary Public
Printed name: Kathryn S. Rushe

My commission expires: With Life
(NOTARY SEAL)

(FOR RECORDING DATA ONLY)

PROPERTY OWNER:
Richard E. Bader
5529 Penisula Park
Hermitage, TN 37076

Map & Parcel: 97-16-A-003CO

RESPONSIBLE TAXPAYER:
SouthTrust Mortgage Corp.
P.O. Box 532060
Birmingham, AL 35253

CLT#_____

WILLIAMSON
STATE OF TENNESSEE, ~~DAVIDSON~~ COUNTY

I hereby swear or affirm that the actual consideration or true value of this transfer, whichever is greater is $ 182,000.00.

_____(AFFIANT)

Subscribed and sworn to before me, this 2nd day of January, 2002

Notary Public
Printed Name CAROL R. RIVERS

My commission expires 11/30/04

CAROL R RIVERS NOTARY PUBLIC AT LARGE WILLIAMSON CO. TN
MY COMMISSION EXPIRES NOVEMBER 30, 2004