Davidson County DEEDWARR
Recvd: 05/11/04 10:06 2pgs
Fees:13.00 Taxes:440.30
20040511-0053640

SIDWELL & BARRETT, P.C.
121 1st Avenue South, Suite 200
Franklin, TN 37064

[ADDRESS NEW OWNER:]	SEND TAX BILLS TO:]	[MAP-PARCEL NO.]
Solomon & Janet F. Ola	New Owner	Map42-12
407 Williams Ave		Parcel 82.00
Madison, TN 37115		11917 26B

This instrument prepared by : Robert J. Notestine, III, Attorney, 104 Woodmont Boulevard, Suite 115, Nashville, Tennessee 37205

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, **Paul Flournoy, an unmarried person** (The "Grantor") has bargained and sold, and by these presents does transfer and convey unto **Solomon Ola and wife, Janet F. Ola,** (The "Grantees"), theirs heirs and assigns certain tract or parcel of land in Davidson County, State of Tennessee, being more particularly described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 5 on the Plan of Woodrose Subdivision, of record in Book 5800, page 216, Register's Office for Davidson County, Tennessee.

Beginning at a point in the south right-of-way of Williams Avenue, the northeast corner of Lot No. 2 of said subdivision; thence southeast with the right-of-way 61 feet to a point; thence South 11deg. 57' 22" West leaving Williams Avenue 200 feet to a point; thence North 78 deg. 02' 59" West 61 feet to a point; thence North 11 deg. 57' 22" East 200 feet to the point of beginning.

Being the same property conveyed to Paul Flournoy, by warranty deed from Casey Moreland, and wife, Jacqueline Moreland, of record in Book 9898, page 849, Register's Office for Davidson County, Tennessee.

This description is the same as was used in the last deed of record.

This conveyance is subject to the following:

1. Taxes for the year 2004 and subsequent years.
2. Plan of record in Plat Book 5800, page 216, Register's Office.

This is improved property commonly known as 407 Williams Avenue, Madison, Tennessee 37115

[STATE OF TENNESSEE]
[COUNTY OF DAVIDSON]

The actual consideration or value, whichever is greater for this transfer is $119,000.00.

Affiant

Subscribed and sworn to before me this 7th day of May, 2004.

Notary Public

My Commission Expires: 11/2/07

K. THOMAS SIDWELL NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY TN

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantees, their heirs and assigns, forever.

And Grantor does covenant with the said Grantees that the Grantor is lawfully seized and possessed of said land in fee simple; has a good right to convey it, and the same is unencumbered except as set forth herein above.

And Grantor does further covenant and bind himself, his heirs and assigns, to warrant and forever defend the title to the Property to the said Grantees, their heirs and assigns against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor has caused this Deed to be executed this 7th day of May, 2004.

Paul Flournoy

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 **Paul F. Flournoy**, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged he executed the within instrument.

WITNESS my hand and official seal at Nashville, Tennessee, this 7th day of May, 2004.

Notary Public

My Commission Expires:_____

ROBERT JOHN NOTESTINE
NOTARY PUBLIC, DAVIDSON COUNTY, TENNESSEE
MY COMMISSION EXPIRES SEP. 24, 2005

ROBERT JOHN NOTESTINE NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE