Record 1st Box 04

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, $99,900.00.

Affiant

Subscribed and sworn to before me this 17 day of December 20 04

Notary Public

My Commission expires: 12/22/06 (Affix Seal)

Davidson County DEEDWARR
Recvd: 12/28/04 13:47 2pgs
Fees:13.00 Taxes:369.63

20041228-0153089

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Christopher Flatt	Mortgage Company of America	43-06-0-66.00
312 Singer Drive	2416 21st Ave South, Suite 202	
Madison, TN 37115	Nashville, TN 37212	

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Blenda J. Flatt, unmarried**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Christopher Flatt and wife, Christina Flatt**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Being Lot No. 138 on the plan of Madison Park, Section 2, of record in Book 3106, page 141, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Blenda J. Flatt, unmarried, by deed from Zula C. Staples, unmarried, on February 28, 1990, of record in Book 8058, page 358, Register's Office for Davidson County, Tennessee.

The property is subject to the following:

- Subject to all matters as shown on the Plan of record in Book 3106, page 141, Register's Office Davidson County, Tennessee.
- Covenants, conditions, and restrictions as set forth in instrument recorded in Book 3794, page 933; and Book 4224, page 658; and Book 4431, page 591; and Book 4487, page 188; and Book 4532, page 300, Register's Office for Davidson County, Tennessee.

This is improved property known as: **312 Singer Drive, Madison, TN 37115**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 hands this December 17, 2004.

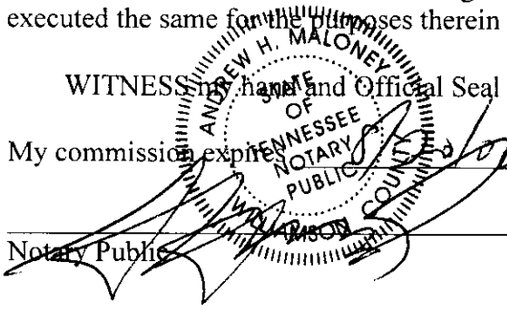
Blenda J. Flatt

Blenda J. Flatt

STATE OF TENNESSEE
COUNTY OF Dyer

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Blenda J. Flatt, unmarried** to me known to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this December 17, 2004



My commission expires _____

_____
Notary Public