Prepared By:
David W. McMackin
104 East Park Drive, Suite 104
Brentwood, TN 37027

Name & Address of New Owner	Send Tax Bills To	Map & Parcel No.
Mark David Flynn and Amy Fletcher 109 Glenway Court Nashville, TN 37221	Same	142.16-0C-047.00-CO

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater for this transfer, is $252,500.00

Affiant

Subscribed and sworn to before me this 28th day of January, 2005.

Notary Public
My Commission Expires

D. W. McMACKIN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.
My Commission Expires: SEPTEMBER 30, 2006

Davidson County DEEDWARR
Recvd: 02/02/05 08:48 2 pgs
Fees:13.00 Taxes:934.25
20050202-0012010

WARRANTY DEED

For and in consideration of the sum of TEN AND NO/100 DOLLARS ($10.00), and other good and valuable consideration to said Grantor paid by the Grantees named herein, the receipt of which is hereby acknowledged, Celia C. Theiler (herein called "Grantor"), has GRANTED, SOLD and CONVEYED, and by these presents does GRANT, SELL and CONVEY unto Mark David Flynn and Amy Fletcher, both unmarried (herein called "Grantees"), the real property situated in Davidson County, State of Tennessee, described as follows:

Being Lot No. 13 on the Plan of Devon Glen Phase II, of record in Book 7900, page 562, amended in Book 9709, page 843, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Celia C. Theiler by virtue of a Quitclaim Deed from D. Joy McKinney dated December 7, 2004, of record as Instrument No. 20041210-0147028, Register's Office for Davidson County, Tennessee. Also being the same property conveyed to Celia C. Theiler, unmarried, and D. Joy

McKinney, unmarried, as joint tenants with right of survivorship, by virtue of a Quitclaim Deed dated August 30, 2002, as of record in Instrument No. 20020911-0110851, Register's Office for Davidson County, Tennessee.

The above legal description is identical to the legal description in the previous deed of record.

This is improved property located at 109 Glenway Court, Nashville, Tennessee 37221.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said Grantees, their heirs and assigns forever. Grantor covenants that she is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered except for current year real estate taxes.

GRANTOR further covenants and binds herself and her heirs and assigns, to warrant and forever defend the title to said real estate to the said Grantees, their heirs and assigns, against the lawful claims of all persons.

WITNESS my hand on this 28th day of January, 2005.

Celia C Theiler

CELIA C. THEILER

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, of the state and county aforesaid, personally appeared Celia C. Theiler, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the foregoing instrument for the purpose therein contained

Witness my hand and seal, this 28th day of January, 2005.

D. W. McMackin

Notary Public

My Commission Expires_____

D. W. McMACKIN NOTARY PUBLIC DAVIDSON COUNTY, TN
My Commission Expires: SEPTEMBER 30, 2006