WARRANTY DEED

BRENDA ANNE WILSON NOTARY PUBLIC FOR STATE OF TENNESSEE DAVIDSON COUNTY, TN My Commission Exp. SEPT 22, 2007

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $68,800.00

Pauline McClain
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28TH DAY OF FEBRUARY, 2005.

Brenda Wilson
Notary Public

MY COMMISSION EXPIRES: Sept 22, 2007
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Bicentennial Title & Escrow, 2280 Metrocenter Blvd., Suite 300, Nashville, TN 37228

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
PAULINE MCCLAIN	Union Planters Morgage ISAOA/ATIMA	082-08183
(NAME) Pauline McClain	(NAME) 700 Interstate Park Dr. #716	
(ADDRESS) 508 Norton Ave., Nashville, TN 37207	(ADDRESS) Montgomery, AL 36109	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, WE, TERRY F. FLATT, and wife, KIM FLATT, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO PAULINE MCCLAIN, 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:

Land in Davidson County, Tennessee, being Lot No. 104, Section One, Joywood Heights Subdivision, as shown on plats of record in Plat Book 1130, Page 91, in the Register's Office for said County, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Terry F. Flatt and wife, Kim Flatt, by Deed from Patty Ann Goney and husband, David Vernell Goney and Theresa Alta King, dated January 5, 1996, filed for record on January 10, 1996, in Deed Book 9913, Page 545, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☒ property, known as 508 NORTON Ave., NASHVILLE, TN 37207
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 our hands this 28th day of February, 2005.

TERRY F. FLATT

KIM FLATT

Davidson County DEEDWARR
Recvd: 03/03/05 14:25 2 pgs
Fees:13.00 Taxes:254.56
20050303-0023658

STATE OF TENNESSEE

COUNTY OF DAVIDSON

State of Tennessee
County of Davidson

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Tennessee, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand, at office, this February day of 28, 2005.

Witness my hand and official seal at Nashville, Tennessee this 28th day of February, 2005.

Commission expires: Sept 22, 2007

BRENDA ANNE WILSON
NOTARY PUBLIC FOR STATE OF TENNESSEE
DAVIDSON COUNTY, TN
My Commission Exp. SEPT 22, 2007

Notary Public