RETURN TO:
GRISSIM TITLE & ESCROW, LLC
2309 Crestmoor Road, Suite 300
Nashville, TN 37215

Davidson County DEEDWARR
Recvd: 07/25/05 10:38 2 pgs
Fees:13.00 Taxes:181.30
20050725-0086026

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSACTION IS $ 49,000.00

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS DATE:
June 27, 2005.

NOTARY PUBLIC

COMMISSION EXPIRES: 1-24-9

JEFFREY M. GRISSIM
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires JAN. 24, 2009

THIS INSTRUMENT PREPARED BY:

Grissim Title & Escrow, LLC

2309 Crestmoor Rd, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER:
Andrew G. Henderson 140 Rio Vista Drive Madison, TN. 37115	Same as new owner	MAP 43-12/28

FOR AND IN 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, I/WE, **ANTHONY SHANE FLATT AND TOMMY WAYNE FLATT, JR.**

HEREINAFTER CALLED THE **GRANTOR(S)**, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO, **ANDREW G. HENDERSON**

HEREINAFTER CALLED THE **GRANTEE(S)**, 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. 23 and the south 10 feet of Lot No. 24 of Block "B", on the Revised Plan of Myatt - Fagan Subdivision, as shown on plat of record in Plat Book 1424, page 107, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

BIENG THE SAME PROPERTY CONVEYED TO THE ESTATE OF TOMMY WAYNE FLATT, THE HEIRS AT LAW, ANTHONY SHANE FLATT AND TOMMY WAYNE FLATT, JR.. **BY QUITCLAIM DEED OF RECORD IN INSTRUMENT NO.** 20050725-0086025 **, Register's Office Davidson Co., TN.**
SAID THIRD AGREED ORDER 20TH JUDICIAL DISTREICT, DAVIDSON COUNTY SEVEN CIRCUIT-PROBATE DIVISION NO: 02 P 1830, ORDERED ANTHONY FLATT PRESONAL REPRESENTATIVE OF THE TOMMY WAYNE FLATT AUTHORIZED TO EXECUTE ON BEHALF OF THE ESTATE THE REQUIRED LIQUIDATION OF THE SAID PROPERTY.
ANTHONY SHANE FLATT EXECUTES THIS INSTRUMENT AS ATTORNEY-IN-FACT ON BEHALF OF TOMMY WAYNE FLATT, JR. PURSUANT TO THE POWER OF ATTORNEY BEING RECORDED IN INSTRUMENT NO. REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

SUBJECT TO ALL EASEMENTS, COVENANTS, CONDITIONS, RESERVATIONS, LEASES AND RESTRICTIONS OF RECORD, ALL LEGAL HIGHWAYS, ALL RIGHTS OF WAY, ALL ZONING, BUILDING AND OTHER LAWS, ORDINANCES AND REGULATIONS, ALL RIGHTS OF TENANTS IN POSSESSION, AND ALL REAL ESTATE TAXES AND ASSESSMENTS NOT YET DUE AND PAYABLE.

THIS IS (X) IMPROVED ( ) UNIMPROVED PROPERTY KNOWN AS:140 Rio Vista Drive, Madison, TN 37115

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns, forever, and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), their heirs and assigns, against the lawful claims of all persons whomsoever. Whenever 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, this date: 06/27/05

ESTATE OF TOMMY WAYNE FLATT
BY: _____ as administrator
ANTHONY FLATT, PERSONAL REPRESENTATIVE

TOMMY WAYNE FLATT, JR.
BY: _____ by, POA
ANTHONY SHANE FLATT, ATTORNEY IN FACT

X _____
ANTHONY SHANE FLATT

NOTARY ACKNOWLEDGEMENT

(Individual Notary Acknowledgement)
STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Anthony Shane Flatt with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and upon oath acknowledged he/she/they executed the within instrument for the purposed therein contained.

Witness my hand and official seal at office at Nashville, TN on this the 27th day of June, 2005.

JEFFREY M. GRISSIM STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

Notary Public Commission Expires:

My Commission Expires JAN. 24, 2009

STATE OF TENNESSEE
COUNTY OF

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared _____ and _____ with whom I a personally acquainted and who upon _____oath(s) acknowledged _____ to be the _____ and _____respectively of the _____ the within named bargainor, a corporation, and that _____as such _____ and _____being authorized to do so, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such_____.

Witness my hand and official seal at office in _____, Tennessee on this the _____day of _____.

_____
Notary Public Commission Expires: _____

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 27th day of June, 2005, before me, the undersigned, a Notary Public in and for said County and State, personally appeared Anthony Shane Flatt to me known to be the person who executed the foregoing instrument in behalf of Tommy Wayne Flatt, Jr. , and acknowledged that he executed that same as the free act and deed of the said Tommy Wayne Flatt, Jr. .

Witness my hand and official seal at Nashville, Tennessee, this the 27th day of June, 2005.

JEFFREY M. GRISSIM STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

Notary Public Commission Expires:

My Commission Expires JAN. 24, 2009

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 Anthony Flatt whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged himself as the Personal Representative for the Estate of Tommy Wayne Flatt, and in his capacity as such Personal Representative, for The Estate of Tommy Wayne Flatt, Jr., and acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this the 27th day of June, 2005.

JEFFREY M. GRISSIM STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

Notary Public Commission Expires:

My Commission Expires JAN. 24, 2009