This Deed is being re-recorded in the proper county

ROBERT L. SANDERS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY	State of Tennessee County of Williamson The actual consideration or value, whichever is greater, for this transfer is **$38,000.00.** Affiant Subscribed and sworn to before me, this the 9th day of August, 2005. Notary Public My commission expires: 11-25-2006 (AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Gregory S. Perrone, PC
Attorney at Law 109 Westpark Drive Suite 330, Brentwood, TN 37027

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Andrew J. Flanigan	**Same as New Owner**	119-14 143.00
6040 Woodland Hills Dr.		
Nashville, TN 37211		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE COISDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGE, WE,

Elizabeth Lichon-Howell

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Andrew J. Flanigan and wife, Katherine A. Flanigan

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Williamson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

LAND in Davidson County, Tennessee being Lot No. 9 of Block "C" on the Plan of Part One of Woodbine Courts of record in Book 1130, Page 39, Register's Office for said County.
Said Lot No. 9 fronts 75 feet on the west side of Dobbs Avenue and extends back between parallel lines 150 feet to a dead line in the rear, measuring 50 feet thereon.
Being the same property conveyed to Robert L. Lichon and wife, Elizabeth G. Lichon by deed from Dorothy Jean Daniels, unmarried, of record in Book 6607, page 31, Register's Office for Davidson County, Tennessee. The said Robert L. Lichon having since died, the property is now vested in Elizabeth G. Lichon as surviving tenant by the entirety. The said Elizabeth G. Lichon is now known as Elizabeth G. Lichon-Howell.

The property described herein was not the primary residence of the said Elizabeth Lichon-Howell.

This conveyance is made subject to taxes for 2005 and Restrictions, easements,if any.

This is improved (__X__) Unimproved (____) property, known as **2920 Dobbs Avenue, Nashville, TN 37211**

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, his heirs and assigns, forever; and Grantor does covenant with said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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, his 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 my/our hand(s) this 9th day of August, 2005.

Elizabeth Lichon-Howell
Elizabeth Lichon-Howell

Davidson County DEEDWARR
Recvd: 10/10/05 11:41 2 pgs
Fees:12.00 Taxes:0.00
20051010-0122104

BK/PG:3661/815-816
05039935

DEED	
08/23/2005	09:19 AM
BATCH	53622
MTG TAX	0.00
TRN TAX	140.60
REC FEE	10.00
DP FEE	2.00
REG FEE	1.00
TOTAL	153.60

STATE of TENNESSEE, WILLIAMSON COUNTY
SADIE WADE
REGISTER OF DEEDS

STATE OF TENNESSEE)
COUNTY OF Williamson)

Before me, the undersigned, a Notary Public of said County and State, personally appeared **Elizabeth Lichon-Howell** ~~and~~, the bargainor(s) with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this **9th** day of **August, 2005.**

Notary Public

My Commission Expires: 11.25.2006

ROBERT L. SANDERS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY