Prepared by:
Realty Title & Escrow Company, Inc.
599 Sam Ridley Pkwy West, Suite 107
Smyrna, TN 37167

Davidson County DEEDWARR
Recvd: 08/28/07 10:25 2 pgs
Fees:13.00 Taxes:264.55
20070828-0103050

STATE OF TENNESSEE
COUNTY OF RUTHERFORD
The actual consideration or value, whichever is greater, for this transfer is $71,500.00

Affiant

Subscribed and sworn to before me, this 15th day of August, 2007.

Notary Public
My commission expires: 10-17-2008

AMANDA M. CLARK
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

04-0708-53086

Address of New Owner:	**Send Tax Bills to:**	**Tax Information**
Andrew J. Flanigan 6040 Woodland Hills Drive Nashville, TN 37211	Andrew J. Flanigan 6040 Woodland Hills Drive Nashville, TN 37211	119-15-0-052.00

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Donald L. Davis and wife, Glenda G. Davis, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Andrew J. Flanigan and wife, Katherine A. Flanigan, hereinafter called the Grantees, their successors 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. 68, on the Plan of Section II, Southlake Subdivision, of record in Book 2083, Page 84, Register's Office for said County, and described as follows:

BEGINNING at a point on the east margin of Southlake Drive, the common corner of Lots 67 and 681; thence with the line between said lots, eastwardly 151.9 feet to a point; thence southwardly 89 feet to the north margin of Lake Park Drive; thence with the margin of the same, westwardly 127 feet to the beginning of a curve; thence along said curve, northwestwardly 39.27 feet to the easterly margin of Southlake Drive; thence with the margin of said Drive, northerly 64 feet to the beginning.

Being the same property conveyed to a said 2/3 interest for life to Joe B. Davis and wife, Ruby L. Davis and a 1/3 interest for life to Donald L. Davis and wife, Glenda G. Davis with the remainder in the survivor of Joe B. Davis, Ruby L. Davis, Donald L. Davis and Glenda G. Davis by deed from Dudley P. Jones, Jr. and wife, Paula J. Jones, dated May 6, 1977, recorded May 6, 1977, of record in Book 5144, Page 608, Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to Donald L. Davis and wife, Glenda G. Davis by Quitclaim Deed from Joe B. Davis and wife, Ruby L. Davis, dated August 6, 1985, of record in Book 10679, Page 662, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 3124 Southlake Drive, 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 Grantees, their heirs, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 my hand this 15th day of August, 2007.

Donald L. Davis

Glenda G. Davis

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Donald L. Davis and Glenda G. Davis, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Smyrna, TN, this 15th day of August, 2007.

State of Tennessee at Large

DONNA TARPLEY STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

My Commission expires 4-9-2010