BILL GARRETT, Davidson County
Trans:T20120066608 DEEDWARR
Recvd: 09/05/12 14:58 2 pgs
Fees:13.00 Taxes:555.00

20120905-0080326

Prepared by:
Realty Title & Escrow Company, Inc.
3815 Cleghorn Ave., Suite 102
Nashville, TN 37215

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $150,000.00

Affiant

Subscribed and sworn to before me, this 24th day of August, 2012.

Notary Public
My commission expires:

D. SHAYNE ADAIR STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

03-1208-37855

Address of New Owner:	Send Tax Bills to:	Tax Information
Jeff Flowers 4204 Elkins Avenue Nashville TN 37209	~~CASH~~ Jeff Flowers 4204 Elkins Avenue Nashville. TN 37209	091-16-0-199.00

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, James Larry Wall, Ray T. Wall, Margie A. Wall, Lewis, Bobby L. Wall, James Larry Wall, Michael A. Wall, Anthony Glenn Wall, and Earl F. Wall, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Jeff Flowers and wife, Rhonda M. Flowers, 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 part of Block No. 2, on the Plan of Charlotte Park Company's First Addition to Nashville, of record in Book 57, Page 103, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Beginning on the northerly margin of Elkins Avenue, formerly 2nd Avenue, 111 feet westerly from the westerly margin of 42nd Ave, No. formerly 1st Street; thence northwardly and parallel with 42nd Avenue No. 125 feet; thence westwardly and parallel with Elkins Avenue 50 feet, thence southwardly and parallel with 42nd Avenue North 125 feet to the northerly margin of Elkins Avenue; thence eastwardly with the northerly margin of said Avenue, 50 feet to the beginning.

Being the same property conveyed to Ruby A. Wall by deed from William E. Wall and wife, Dora Wall, dated September 1, 1973, recorded September 5, 1973, Register's Office for Davidson County, Tennessee.

Further being the same property conveyed a life estate to James Larry Wall by Quitclaim Deed from Ray T. Wall, Margie A. Wall Lewis, Bobby L. Wall, James Larry Wall, Michael A. Wall, Anthony Glen Wall, and Earl F. Wall, being the sole heirs at law of Ruby Aileen Batey Wall, dated March 11, 2008, recorded April 1, 2008, of record in Instrument No. 20080401-0032479, Register's Office for Davidson County, Tennessee. See also Affidavit of Heirship as to the Heirs of Ruby Aileen Batey Wall, of record in Instrument No. 20080401-0032478, said Register's Office. The said Ruby Aileen Batey Wall died intestate on November 30, 2007.

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 4204 Elkins Avenue, Nashville, TN 37209

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 24th day of August, 2012.

James Larry Wall

Ray T Wall

Margie A Wall Lewis

Bobby L Walls

Michael A Wall

Anthony Glenn Wall

Earl F. Wall

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, James Larry Wall, Ray T Wall, Margie A Wall Lewis, Bobby L Wall., Michael A Wall, Anthony Glenn Wall and Earl F. Wall, 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 Nashville, TN, this 24th day of August, 2012.

Shayne Adair

My Commission expires 7/8/2014

