This instrument prepared by: Mr. John C. Tune, Jr., Attorney
1406 Nashville Bank & Trust Building
Nashville, Tennessee 37201

WARRANTY DEED

BOOK 4188 PAGE 436

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
James A. Fleming & wife (NAME:)	Same (NAME:)	Map 91-10
644 River Rouge Drive (STREET ADDRESS OR ROUTE NUMBER)	Same (STREET ADDRESS)	Par. 18
Nashville, Tenn., 37209 (CITY) (P. O. ZONE) (STATE)	Same (CITY) (ZONE) (STATE)	

For and in Consideration of the sum of $10.00 ---------- TEN AND NO/100 ---------- *DOLLARS*

cash in hand paid to James W. Howell and wife, Lucille H. Howell by James A. Fleming and wife, Sarah C. Fleming, and other good and valuable consideration, the receipt of which is hereby acknowledged, and for the further consideration of the assumption of the remaining unpaid balance of a note dated March 1, 1956, payable to Murphree Mortgage Company in the original sum of $8,300.00 with interest, both principal and interest payable at $62.00 monthly with the final installment due March 1, 1981, which note is secured by Deed of Trust of record in Book 2510, page 19, Register's Office for Davidson County, Tennessee.

have bargained and sold, and by these presents do transfer and convey unto the said James A. Fleming and wife, Sarah C. Fleming their *heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:*

Being Lot No. 12 on the Map of West Park Addition No. 2, as of record in Book 2330, page 63, Register's Office for said County.

Said Lot No. 12 fronts 41.89 feet on the southerly terminus of 57th Avenue North and runs back 176.2 feet on the northerly line and 122.2 feet on the southeasterly line, to a dead line in the rear on which it measures 166.4 feet.

Being the same property conveyed to James W. Howell and wife, Lucille H. Howell by deed from Carl Batson, Inc. as of record in Book 2495, page 541, said Register's Office.

STATE TAX $ 10.60
PROBATE .50
TOTAL $ 11.10

NOV 13 1967

R. E. WORRALL
COUNTY COURT CLERK
DAVIDSON COUNTY, TENN.

PAID NOV 13 1967

unimproved ( )
This is improved (X) property, known as 1118 57th Avenue North, Nashville, Tennessee 37209
(House Number) (Street) P. O. Address: (City or Town)

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said James A. Fleming and wife, Sarah C. Fleming their *heirs and assigns, forever.*

And we *do covenant with the said* James A. Fleming and wife, Sarah C. Fleming *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,* except for Restrictions & easements of record in Book 2483, page 629, RODC; 30 ft. set-back line from 57th Ave. N.; 10 ft. public utility easement along E. & S. line, & 10 ft. sewer easement runnihg across front of lot, of record in Book 2330, page 63, RODC; but by instrument of record in Book 2493, page 17, RODC, that part of 10 ft. utility easement along the E. line of lot was canceled & removed running from the 10 ft. sewer easement southward to monument at the rear corner of the lot.

And we, James W. Howell and wife, Lucille H. Howell *do further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to the said land to the said* James A. Fleming, and wife, Sarah C. Fleming, their *heirs and assigns against the lawful claims of all persons whomsoever.*

Witness our *hand* s *this* 11th *day of* November, *19* 67, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

James W Howell
James W. Howell

Lucille H. Howell
Lucille H. Howell

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Joyce L. Burklin, *a Notary Public in and for said County and State, the within named* James W. Howell and wife, Lucille H. Howell

the bargainor S, with whom I am personally acquainted, and who acknowledged that they *executed the within instrument for the purposes therein contained.*

Witness my hand and official seal at Nashville, *Tennessee, this* 11th *day of* November, *19* 67. Joyce L. Burklin, *Notary Public.*

Commission Expires 4/25/68

STATE OF.....
COUNTY OF.....

Personally appeared before me, ..., *a Notary Public in and for said County and State, the within named*.....

the bargainor....., *with whom I am personally acquainted, and who acknowledged that*..... *executed the within instrument for the purposes therein contained.*

Witness my hand and official seal at....., *this*..... *day of*....., *19*.....

....., *Notary Public.*

Commission Expires.....

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, ..., *a Notary Public of the State and County aforesaid, personally appeared*....., *with whom I am personally acquainted, and who, upon oath, acknowledged*.....*self to be*..... .....*of the* ....., *the within named bargainor, a corporation, and that* .....*he as such*....., *being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by*.....*self as*.....

Witness my hand and seal, at office in....., *this*.....*day of*....., *19*.....

.....
Notary Public

Commission Expires.....

WARRANTY DEED

FROM

JAMES W. HOWELL & WIFE,
LUCILLE H. HOWELL

TO

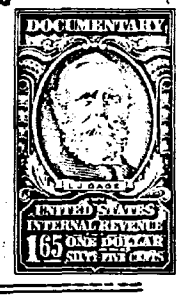
JAMES A. FLEMING & WIFE,
SARAH C. FLEMING

95757

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY
STATE OF TENN.

Nov 13 10 55 AM '67

NOTED: BOOK 4188 PAGE 439
RECORDING FEE $ 1.00
DEP. REG. 2.00



Compliments of

Guaranty Title Company

A Division of

Kansas City Title Insurance Company

American Trust Building

S. W. Cor. Third & Union

NASHVILLE, TENNESSEE

Mail to: James A Fleming
644 Rue Rouge Dr
Nash, Tenn 37209

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