BOOK 4372 PAGE 66

This Instrument Was Prepared By
REAU E. FOLK, JR., Attorney
Stahlman Bldg., Nashville, Tenn.

WARRANTY DEED

TTC-212547

REAU E. FOLK, JR. FORM

MAP-PARCEL NUMBER(S)	NAME AND ADDRESS OF NEW OWNER(S)	SEND TAX BILLS TO
Map 130-13 Par. 52	Mr/Mrs Sam M. Fleming c/o Third National Bank Nashville, Tennessee	Kimbrough-Kavanaugh & Associates 404 James Robertson Parkway Nashville, Tennessee
FIELD BOOK NUMBER(S) B. M. 9425	STREET ADDRESS OF SUBJECT PROPERTY (IF IMPROVED) 4420 East Brookfield Drive	LOAN OR ACCOUNT NO. JH-6466501 PROPERTY IS [X] IMPROVED [ ] UNIMPROVED

EACH BOOK AND PAGE NUMBER REFERRED TO HEREIN, UNLESS OTHERWISE DESIGNATED, IS IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

For and in consideration of the sum of TEN DOLLARS ($10.00) and other good and valuable considerations, the receipt of all of which is hereby acknowledged, and in further consideration of the assumption of, and agreement by the grantees herein to pay, the principal balance now due, plus future interest, on a certain note, dated December 19, 1960, in the original principal sum of $30,000.00, payable to Kimbrough-Phillips Company, in monthly installments of $218.70, including interest at 5-3/4% per annum, and being secured by a deed of trust executed by J. G. Page, Jr., and wife, to Miller Kimbrough, Trustee, as of record in Book 3175, page 445,

"J" "G" PAGE, JR., and wife, ELNORA S. PAGE hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto SAM M. FLEMING and wife, JOSEPHINE C. FLEMING

hereinafter called the Grantee, his heirs, successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being Lot No. 22 on the Revised Map of B. E. Woodard's Warner Park, as of record in Book 1130, page 87.

Said Lot No. 22 fronts 260.8 feet on the northerly side of East Brookfield Drive, as measured around a slight curve, and runs back 319.3 feet on the northwesterly line and 302.8 feet on the easterly line, which is a broken line, to a point in the rear, and is more or less triangular in shape.

Being the same property conveyed to "J" "G" Page, Jr., and wife, Elnora S. Page, by deed from Robert Justice and wife, as of record in Book 1810, page 263.

This conveyance is made subject to restriction of record in Book 1358, page 149, Book 1357, page 600, as amended in Book 1643, page 633.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging, to the Grantee, his heirs, successors and assigns, forever.

And the Grantor covenants with the Grantee that he is lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered, except as shown above and 1969 Taxes, which have been prorated and assumed by the Buyers.

The Grantor further covenants and binds himself, his heirs, successors and representatives to warrant and defend the title to the said land to the Grantee, his heirs, successors and assigns against the lawful claims of all persons.

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.

In witness whereof, the Grantor has hereunto set his hand (if a corporation, has caused its name to be signed hereto by its duly authorized officers) on this, the 10th day of October, 1969

J. G. Page, Jr.
"J" "G" Page, Jr.

Elnora S. Page
Elnora S. Page

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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Before me, Reau E. Folk, Jr., a Notary Public in and for the State and County aforesaid, personally appeared the within named "J" "G" Page, Jr., and wife, Elnora S.Page 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, the 10th day of October, 1969.

Reau E. Folk Jr.
Notary Public

My commission expires: July 26, 1970.

STATE OF _____
COUNTY OF _____

Before me, _____, a Notary Public in and for the State and County aforesaid, personally appeared the within named _____ the bargainor(s), 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, the _____ day of _____, 19____.

My commission expires: _____
Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $57,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10th DAY OF October 1969

MY COMMISSION EXPIRES: July 26, 1970 (AFFIX SEAL) Reau E. Folk Jr. Notary Public

WARRANTY DEED
REF:mas

FROM "J" "G" PAGE, JR., and wife

TO SAM M. FLEMING and wife

A 57263

IDENTIF. REFERENCE

OCT 14 11 53 AM '69

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

OCT 14 69 CONV 57,500.00
OCT 14 69 S'TAX A* 149.50
OCT 14 69 PR'FEE A* .50
OCT 14 69 W'DEED A* 3.00 * 153.00

REAU E. FOLK, JR., ATTY.
Nashville, Tennessee

File: Reau Folk

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, _____, a Notary Public in and for the State and County aforesaid, personally appeared _____ and _____, with whom I am personally acquainted, and who upon oath acknowledged _____ to be the _____ and _____, respectively, of _____, a corporation, the bargainor, and that _____, as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the said corporation by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at _____, Tennessee, this, the _____ day of _____, 19____.

My commission expires: _____
Notary Public