BOOK 1478 PAGE 612 FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 15,450

Lucky W Fleming
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5th DAY OF February 1971.

Cecilia H Brooks
Notary Public

MY COMMISSION EXPIRES: Oct. 30, 1973

(AFFIX SEAL)

THOMAS & FORTAS
122 Parkway Towers, Nashville, Tennessee

THIS INSTRUMENT WAS PREPARED BY

NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Lucky W. Fleming, etux (NAME)	THE LOMAS & NETTLETON COMPANY (NAME)	105-13 Map
915 Bradford Avenue (STREET ADDRESS OR ROUTE NUMBER)	3200 Pacific Avenue (STREET ADDRESS)	337 Par.
Nashville, Tennessee (CITY) (STATE) (P. O. ZIP)	Virginia Beach, Virginia 23451 (CITY) (STATE) (ZIP)	4

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Robert Caldwell, Jr. , & wife, Mae Clara Caldwell

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Lucky W. Fleming & wife, Tilda S. Fleming

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS 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. 37 on the Map of Waldkirch Subdivision of lots nos. 8 & 9 of the W. L. B. Lawrence Plan, as of record in Book 421 page 90 Register's Office for said County.

Being the same property conveyed to Robert Caldwell, Jr. and wife Mae Clara Caldwell by deed from Edgar W. Barnett and wife Barbara Barnett of recordin Book 3708 page 57 Register's Office for Davidson County, Tennessee.

unimproved ( ) This is improved (XX) property, known as 915 Bradford Avenue, Nashville, Tennessee
(House Number) (Street) (P. O. Address) (City or Town) (Postal Zip)

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 and assigns, forever; and we do covenant with the said GRANTEES 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, 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 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 our hand s this 5th day of February, 1971

Robert Caldwell, Jr.

Mae Clara Caldwell

STATE OF TENNESSEE
Davidson County

BOOK 4478 PAGE 613

Personally appeared before me, William L. Brooks, a Notary Public in and for said County and State, the within named Robert Caldwell, Jr. & wife, Mae Clara Caldwell

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 5th day of February 19 71

Commission expires Oct. 30, 1973

William L. Brooks
Notary Public

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

STATE OF TENNESSEE
Davidson County

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon (his oath / their several oaths) acknowledged (himself / themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that (he / they) as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____, 19__.

My commission expires _____

_____
Notary Public

WARRANTY DEED

FROM Robert Caldwell, Jr. & wife, Mae Clara Caldwell

TO Lucky W. Fleming & wife, Tilda S. Fleming

B 04254

IDENTIF. REFERENCE

FEB 9 2 24 PM '71

REGISTER
DAVIDSON COUNTY, TENN.

This Instrument Prepared By:
THOMAS, HARRISON, BATEY & FORTAS
122 Parkway Towers, Nashville, Tennessee

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

FEB-9[illegible]	CONV	15,450.00			
FEB-9[illegible]	S'TAX		A*	40.04	
FEB-9[illegible]	PR'FEE		A*	.50	
FEB-9[illegible]	W'DEED		A*	3.00	* 43.54