BOOK 4551 PAGE 293

This Instrument Was Prepared By
REAU E. FOLK, JR., Attorney
3823 Cleghorn Ave., Nashville, Tenn.

WARRANTY DEED

ATC - G- 167049

REAU E. FOLK, JR. FORM

MAP-PARCEL NUMBER(S)	NAME AND ADDRESS OF NEW OWNER(S)	SEND TAX BILLS TO
90-8-183	Mr/Mrs James A. Fleming 644 River Rouge Drive Nashville, Tennessee 37209	Murphree Mortgage Company L & C Tower Nashville, Tennessee 37219
FIELD BOOK NUMBER(S)	STREET ADDRESS OF SUBJECT PROPERTY (IF IMPROVED)	LOAN OR ACCOUNT NO. B-3101607
8DA-20441	6409 Robertson Road 37209	PROPERTY IS ☒ IMPROVED ☐ UNIMPROVED

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

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 January 18,1968, in the original principal sum of $16,700.00, payable to Murphree Mortgage Company in monthly installments of $100.20, including interest as set forth in said note, and being secured by a deed of trust, executed by George B. Fleming and wife to J. Robert Cannon, Trustee, as of record in Book 4207, page 239,

BUILDING CORPORATION OF AMERICA, a Tennessee corporation hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto JAMES A. FLEMING and wife, SARAH 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. 12 on the Plan of Charlotte Park Annex, as of record in Book 3700, page 49.

Said Lot No. 12 fronts 50 feet on the southerly margin of Robertson Avenue and extends back 150 feet on the westerly line and 150 feet on the easterly line, to a dead line measuring 50.09 feet thereon.

Being the same property conveyed to Building Corporation of America, a Tennessee corporation, by deed from George B. Fleming and wife, Annette Fleming, as of record in Book 4340, page 112.

This conveyance is made subject to restrictions of record in Book 3963, page 586.

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,

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 25th day of October, 1971.

BUILDING CORPORATION OF AMERICA,
a Tennessee corporation

By: Horace U. Henley

Horace U. Henley, President

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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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 _____, Tennessee, this, the _____ day of _____, 19____.

My commission expires: _____ Notary Public

STATE OF _____
COUNTY OF _____

Before me, _____, a Notary Public in and for the State and County aforesaid, personally appeared the within named _____

NOV-8= CONV 19,700.00
NOV-8= STAX A* 51.22
NOV-8= PAFEE A* .50
NOV-8= WDEED A* 4.00 * 55.72

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 $19,700.00

James A. Fleming
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th DAY OF October 19 71

MY COMMISSION EXPIRES July 23, 1974. (AFFIX SEAL) Reau E. Folk Jr.
Notary Public

WARRANTY DEED
REF: mas

FROM

BUILDING CORPORATION OF AMERICA

TO

JAMES A. FLEMING AND WIFE

B 37016

IDENTIF. REFERENCE

Nov 8 9 16 AM '71

FELIX A. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

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

File: Rau Folk

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, Reau E. Folk, Jr., a Notary Public in and for the State and County aforesaid, personally appeared Horace U. Henley the _____, with whom I am personally acquainted, and who upon oath acknowledged himself to be the President _____, of Building Corporation of America, a corporation, the bargainor, and that he, as such President _____, 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 Horace U. Henley as such President, _____.

Witness my hand and official seal at Nashville, Tennessee, this, the 25th day of October, 19 71.

My commission expires: July 23, 1974. Reau E. Folk, Jr.
Notary Public