This Instrument Was Prepared By
READ E. FOLK, JR., Attorney
3829 Cleghorn Ave., Nashville, Tenn.

WARRANTY DEED

AIC - 167048

READ E. FOLK, JR. FORM

MAP-PARCEL NUMBER(S)	NAME AND ADDRESS OF NEW OWNER(S)	SEND TAX BILLS TO
90-8-185	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. B3101508
8DA-20437	6405 Robertson Avenue	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 oonsiderations, the receipt of all of which is hereby acknowledged, and in further consideration of the assumption of, and agreement by the grantee herein to pay, the principal balance now due, plus future interest, on a certain note, dated December 1, 1967, 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 James Anthony Fleming and wife to J. J. Foley, Jr., Trustee, as of record in Book 4195, page 225,

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. 10 on the Plan of Charlotte Park Annex, as of record in Book 3700, page 49.

Said Lot No. 10 fronts 55 feet on the southerly side of Robertson Avenue and extends back 150 feet on the westerly line and 102.55 feet on the easterly line, to a dead line in the rear, which is a broken line, measuring a total of 76.91 feet thereon.

Being the same property conveyed to Building Corporation of America, a Tennessee corporation, by deed from James Anthony Fleming and wife, Sarah C. Fleming, as of record in Book 4339, page 325.

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

BOOK 1551 PAGE 296

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 _____ NOV-8 CONV 19,700.00
COUNTY OF _____ NOV-8 STAX A* 51.22
NOV-8 PRFEE A* .50
Before me; _____ NOV-8 WDEED A* 4.00 * 55.72, 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 2 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 G. Fleming
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th DAY OF October, 1971

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

WARRANTY DEED
REF: VS

FROM

BUILDING CORPORATION OF AMERICA

TO

JAMES FLEMING

B 37017

IDENTIF. REFERENCE

Nov 8 9 17 AM '71

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

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

File, Reau 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, 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, 1971.

Reau E. Folk, Jr.
Notary Public

My commission expires: July 23, 1974.