This Instrument Was Prepared By: William J. Faimon, Attorney
200 Court Square Building
Nashville, Tennessee 37201

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
JOHN T. ADRIAN, ET UX (NAME)	SAME (NAME) BOOK 4560 PAGE 753	Map 115-2
1006 DOWNEY DRIVE (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	Par. 5
NASHVILLE, TENNESSEE (CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	no

FOR AND IN CONSIDERATION of the sum of ---------Ten & no/100----------
----------($10.00)---------- *Dollars,*
cash in hand paid, the receipt of which is hereby acknowledged, and other good and valuable considerations including the assumption of a first mortgage held by Noel-Palmer Company with a present balance of $20,114.48 as of record in Book 4107, Page 686, Register's Office for Davidson County, Tennessee.

We, FRANCIS DONALD FLEMING and wife, LETHA FLEMING

have this day bargained and sold, and do hereby transfer and convey unto the said JOHN THOMAS ADRIAN and wife, RUTH JEAN ADRIAN

their *(successors), heirs and assigns,*

certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being Lot No. 7 on the Plan of Brook Meade Addition, Section I, as of record in Book 2663, Page 53, Register's Office for said County.

Said Lot No. 7 fronts 91 feet on the east side of Downey Drive and runs back 261.5 feet, more or less, on the north line and 288.8 feet, more or less, on the south line to the center line of Davidson Branch on which it measures 103 feet, more or less.

Being the same property conveyed to Francis Donald Fleming and wife, Letha Fleming, by deed from W. E. Cagle and wife, of record in Book 4107, Page 685, Register's Office for Davidson County, Tennessee.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 30,175.00

Subscribed and sworn to before me, this the 7th day of DECEMBER 19 71

Affiant

My commission expires: July 31, 1972 (Affix Seal)

Notary Public

This is unimproved ( ) improved (X) property, known as 1006 Downey Drive, Nashville, Tennessee
(House Number) (Street) P. O. Address: (City or Town)

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said JOHN THOMAS ADRIAN and wife, RUTH JEAN ADRIAN

their *(successors), heirs and assigns forever.* We *covenant that* we are *lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.*

We *further covenant and bind* ourselves and our *heirs and representatives, to warrant and forever defend the title to said real estate to said* JOHN THOMAS ADRIAN and wife, RUTH JEAN ADRIAN

their *(successors), heirs and assigns, against the lawful claims of all persons.*

Witness our *hand* s *this* 7th *day of* DECEMBER, 19 71, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Francis Donald Fleming

Letha W Fleming

K 4560

STATE OF ~~TENNESSEE~~ PENNSYLVANIA }
COUNTY OF ~~DAVIDSON~~ PHILADELPHIA }

BOOK 4560 PAGE 754

Personally appeared before me, GEORGE W. STOEHR *a Notary Public in and for said County and State,* FRANCIS DONALD FLEMING and LETHA FLEMING

the within named 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~~ Philadelphia, Pennsylvania ~~Tennessee~~
this 7th *day of* December, *19* 71

Notary Public

Commission expires January 7, 1975

George W. Stoehr
My Commission Expires January 7, 1975
PHILA. COUNTY PHILADELPHIA, PA.

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 .....

DEC 13 ~~=~~ CONV 30,175.00
DEC 13 ~~=~~ S'TAX A* 78.52
DEC 13 ~~=~~ PR'FEE A* .50
DEC 13 ~~=~~ W'DEED A* 4.00 * 83.02

WARRANTY DEED

FROM

FRANCIS DONALD FLEMING, ET UX
TO
JOHN THOMAS ADRIAN, ET UX

B 4 1 1 9 0

T
IDENTIF. REFERENCE

DEC 13 1 56 PM '71

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Compliments of

Guaranty Title

Office of

Chicago Title Insurance Company
American Trust Bldg.—S. W. Corner
Third & Union
Phone 256-2656
NASHVILLE, TENNESSEE