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FORM NO. WD-1

PREPARED BY:
A. BRADEN FLOYD, JR. ATTY.
333 WHITE BRIDGE ROAD
NASHVILLE TN 37209

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 35,000.00

James A. Fleming
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11 DAY OF July, 1973

Notary Public

MY COMMISSION EXPIRES: 5/23/77

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
James A. Fleming (NAME)	First Federal Savings & Loan (NAME)	129-15
6304 Vaughn Gap Ct. (STREET ADDRESS OR ROUTE NUMBER)		Par. 51
Nashville, Tennessee (CITY) (STATE) (P. O. ZIP)	Nashville, Tennessee (STREET ADDRESS) (CITY) (STATE) (ZIP)	

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, Benjamin C. Johnston and wife, Margarette Y. Johnston

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO James A. Fleming and wife, Sarah P. 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. 110 on the Plan of Warner Park Valley, Section I Revised, of record in Plat Book 3600, pages 12, 13 and 14, said Register's Office, to which reference is here made for a more complete and accurate description of said lot.

BEING the same property conveyed to Benjamin C. Johnston and wife, Margarette Y. Johnston by deed from J. Ronald Bramblett and wife, Mary Stone Bramblett of record in Book 4688, page 553, Register's Office for Davidson County, Tennessee.

The grantees agree and assume to pay the unpaid balance of a mortgage to First Federal Savings and Loan Association, which is secured by a deed of trust of record in Book 4688, page 555, Register's Office for said County.

unimproved ( )
This is improved (X) property, known as 6304 Vaughn Gap Ct. 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 hands this 11 day of July 1973

Benjamin C. Johnston Margarette Y. Johnston

STATE OF TENNESSEE
Davidson County

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Benjamin C. Johnston and wife, Margarette Y. Johnson

the bargainorS, 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 11 day of July 19 73

Commission expires 5/23/77

Notary Public

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

BENJAMIN C. JOHNSTON AND WIFE,

MARGARETTE Y. JOHNSTON

TO

JAMES A. FLEMING AND WIFE,

SARAH P. FLEMING

C 1 5 9 3 8

IDENTIF. REFERENCE

JUL 19 11 21 AM '73

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Attorneys Title Company
Title Guaranteed
NASHVILLE, TENN.

JUL 19 73	CONV	35,000.00			
JUL 19 73	STAX		A*	91.00	
JUL 19 73	PRTFEE		A*	.50	
JUL 19 73	MTGDEED		A*	4.00	* 95.50