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ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS:
Ralph M. Fleming, et ux	FIRST FEDERAL	FH 14412
(NAME)	(NAME)	
1904 Cromwell Drive	UNION AT FOURTH	158-7-5
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, TN 37215	NASHVILLE, TN 37219	
(CITY) (STATE) (ZIP CODE)	(CITY) (STATE) (ZIP CODE)	

WARRANTY DEED

For and in consideration of the sum of TEN AND 00/100 (10.00)---------- ---------- DOLLARS cash and other good and valuable consideration, the receipt of all of which is hereby acknowledged; we, EDITH HASWELL CARELL and husband, MONROE CARELL,

AUG-7=	CONV	53,500.00			
AUG-7=	S TAX		A*	165.10	
AUG-7=	PR FEE		A*	.50	
AUG-7=	W DEED		A*	4.00	* 169.60

have bargained and sold, and by these presents do transfer and convey unto the said RALPH M. FLEMING and wife, JACQUELINE S. FLEMING,

the GRANTEES herein, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being Lot No. 109 on the Plan of Hillsboro Park, Section III, of record in Book 2663, page 94, Register's Office for said County.
Said Lot No. 109 fronts 208.6 feet on the easterly side of Cromwell Drive, and extends back between lines, 492.8 feet on the northerly line and 521.7 feet on the southerly line, to a dead line in the rear on which it measures 246.3 feet.

Being the same property conveyed to Edith Haswell Carell, by deed from Hillsboro Park, of record in Book 3248, page 107, Register's Office for said County.

Said property is conveyed subject to restrictions of record in Book 2435, page 237, Book 2603, page 440, and Book 2855, page 475, said Register's Office; and attention is here called to re-purchase agreement as set out in the restrictions. Said property is also subject to set-back lines and easements as shown on plan of record in Book 2633, page 94, Register's Office for said County.

unimproved ( )
This is improved (X) property, known as 1904 Cromwell Drive (House Number) (Street)
Nashville (P. O. Address) Tennessee (City or Town) 37215 (Zip Code)

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.

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.

Witness our hands this 6th day of ~~July~~ August, 19 74.

Edith Haswell Carell
Edith Haswell Carell

Monroe Carell
Monroe Carell

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STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Eunice Miller, a Notary Public in and for said County and State, the within named Edith Haswell Carell and Monroe Carell,

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, this 6th day of July August, 19 74.

My commission expires October 29, 1977 Notary Public Eunice Miller

STATE OF TENNESSEE
COUNTY OF _____

Before me, _____, a Notary Public of the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted, and who, upon oath, acknowledged _____ to be _____ and _____ respectively of the _____, the within named bargainor, a corporation, and that _____ as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purpose 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 seal, at office in _____, this _____ day of _____, 19____.

_____ Notary Public

Commission expires _____

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer or value of property (whichever is greater) is $ 63,500.00
This is equal to or greater than the property would bring at a fair and voluntary sale.

Ralph M. Fleming

Sworn to and subscribed before me this 6th day of ~~July~~ August, 19 74.

My commission expires ~~October 29, 1977~~ Oct. 5, 1975 Notary Public Sophie A. Hart

This instrument was prepared by:

Name	Address
O. B. Hofstetter, Jr., Attorney	304 American Trust Building Nashville, Tennessee 37201

WARRANTY DEED

FROM

EDITH HASWELL CARELL, ET VIR

TO

RALPH M. FLEMING, ET UX,

C 66333

IDENTIF. REFERENCE

AUG 7 2 30 PM '74

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

TENNESSEE TITLE COMPANY
Suite 2114 — Parkway Towers
404 James Robertson Parkway
NASHVILLE, TENNESSEE 37219