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

BOOK 4917 PAGE 616

FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 31,000.00

James A. Fleming
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23rd DAY OF May 19 75

Notary Public

MY COMMISSION EXPIRES: 5-23-1978

(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)	National Mortgage Company (NAME)	26W 7520
330 Chesterfield Ave, (STREET ADDRESS OR ROUTE NUMBER)	4041 Knight Arnold Road (STREET ADDRESS)	Map 104-10
Nashville, Tennessee (CITY) (STATE) (P. O. ZIP)	Memphis, Tennessee 38118 (CITY) (STATE) (ZIP)	Par 80

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, ~~WE~~ I, S. C. McDonald, Jr., UNMARRIED

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. 43 on the Plan of Bransford Realty Company's West End Heights Subdivision, as of record in Book 332, pages 124 and 125, of the Register's Office for said County.

SAID Lot No. 43 fronts 60 feet on the easterly side of Chesterfield Avenue, and runs back 147 feet on the north line, and 168 feet on the south line, to a 15 foot alley, fronting 64.3 feet on said alley.

BEING the same property conveyed to S. C. McDonald, Jr., an unmarried person, by deed from Fred L. Thompson and wife, Edna M. Thompson of record in Book 4808, page 12, Register's Office for Davidson County, Tennessee.

The said Stanley Clayton McDonald, Jr. and S. C. McDonald, Jr. being One in the same person.

The grantees agree and assume to pay the unpaid balance of a mortgage of record in Trust Deed Book 4808, page 14, said Register's Office.

This is unimproved ( ) improved (X) property, known as 330 Chesterfield Ave (House Number) (Street) Nashville (P. O. Address) 37212 (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 unincumbered, 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 my hand this 23rd day of May, 19 75

Stanley Clayton McDonald Jr.

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STATE OF TENNESSEE
Davidson County

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named S. C. McDonald, Jr.

the bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 23rd day of May 19 75

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

S. C. MCDONALD, JR.,

UNMARRIED

TO

JAMES A. FLEMING AND WIFE,

SARAH P. FLEMING

D 0 0 6 4 8

IDENTIF. REFERENCE

JUN 2 11 35 AM '75

FELIX A. WILSON JR. REGISTER
DAVIDSON COUNTY, TENN.

JUN-2 75	CONV	31,000.00			
JUN-2 75	S'TAX		A*	80.60	
JUN-2 75	PB'FEE		A*	.50	
JUN-2 75	W'DEED		A*	4.00	* 85.10

File: A. Braden Floyd, Jr.

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.