This instrument prepared by:
James Randall Waytt, Attorney at Law
First American Center
Nashville, Tennessee

BOOK 5009 PAGE 753

# WARRANTY DEED

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP PARCEL NUMBERS |
|---|---|---|
| Michael W. Arrington, et ux | Same | Map 8 |
| (NAME) | (NAME) | |
| 6620 Clarksville Hwy. | | Parcel 117 |
| (STREET ADDRESS OR ROUTE NUMBER) | (STREET ADDRESS) | |
| Joelton, Tennessee | | |
| (CITY) (P. O. ZONE) (STATE) | (CITY) (ZONE) (STATE) | |

*FOR AND IN CONSIDERATION of the sum of* Six Thousand and no/100----------
----------($6,000.00)---------- *Dollars,*

cash in hand paid by Michael W. Arrington and wife, Dottie Jean Arrington, the receipt of which is hereby acknowledged.

I, Ronnie Fleming, unmarried,

*have this day bargained and sold, and do hereby transfer and convey unto the said* Michael W. Arrington and wife, Dottie Jean Arrington,

their *(successors), heirs and assigns,*

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

Land in the 14th Civil District of Davidson County, Tennessee, described according to a survey by Clyde D. Anderson, Surveyor, dated February 19, 1973, as follows: Beginning at an iron pin in the southerly margin of Ellis Drive, said point being north 86° West 171 feet from the northeast corner of property conveyed to Billy C. Newland and wife, by deed of record in Book 4195, page 42, said Register's Office; thence south 6° 15' west, 469 feet to an iron pin in a fence line; thence with said fence line, north 89° 07' west, 190.4 feet to an iron pin; thence north 6° 15' west, 458.5 feet to an iron pin in the southerly margin of Ellis Drive; thence with same south 86° east 192 feet to the point of beginning.

Being the same property conveyed to Ronnie Fleming and wife, Joyce Faye Fleming, by deed from John Newland, unmarried, of record in Book 4685, page 132, and re-recorded in Book 4688, page 608, and the said Joyce Faye Fleming having quit-claimed her interest to Ronnie Fleming of record in Book 5009, page 544, Register's Office for said County.

This conveyance is subject to restrictive covenants in deed of record in Book 4685, page 132, and re-recorded in Book 4688, page 608, Register's Office for said County.

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

The actual consideration or value whichever is greater, for this transfer is $6,000.00

Subscribed and sworn to before me, this the 29th day of March 19 76

Affiant

My commission expires: 4/25/76 (Affix Seal)

Notary Public

This is { unimproved ( ) / improved ( ) } property, known as ..... (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* Michael W. Arrington and wife, Dottie Jean Arrington,

their *(successors), heirs and assigns forever.* I *covenant that* I am *lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.*, except for 1976 taxes which are prorated and assumed by grantees.

I *further covenant and bind* myself, my *heirs and representatives, to warrant and forever defend the title to said real estate to said* Michael W. Arrington and wife, Dottie Jean Arrington, their *(successors), heirs and assigns, against the lawful claims of all persons.*

*Witness* my *hand this* 29th *day of* March, 1976, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Ronnie Fleming

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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Mary Ensey, a Notary Public in and for said County and State, Ronnie Fleming, unmarried

the within named 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 29th day of March, 1976.

Mary Ensey
Notary Public

Commission expires 4/25/76

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

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.....

RETURN TO CHICAGO TITLE COMPANY

**WARRANTY DEED**

FROM
Ronnie Fleming
TO
Michael W. Arrington, et ux

MAR29'76 CONV *6,000.00
MAR29'76 S'TAX B* 15.60
MAR29'76 PR'FEE B* .50
MAR29'76 W'DEED B* 4.00 * 20.10

D 42163

IDENTIF. REFERENCE

MAR 29 2 54 PH '76

FELIX [illegible] REGISTER
DAVIDSON COUNTY, TENN.

Compliments of

Chicago Title Insurance Company
First Floor — First American Center
Phone 255-4631
NASHVILLE, TENNESSEE 37238