FORM NO. WD-1

BOOK 5053 PAGE 618

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION, OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 75,000.00

George E. Martin
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF July, 1976.

Helen N. Hall
Notary Public

MY COMMISSION EXPIRES: May 30, 1979

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
John T. Conners, Jr., First American Center, Nashville, TN 37238
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Robert N. Clement (NAME)	Guaranty Mortgage Corporation (NAME)	Map 130-13
4420 East Brookfield Dr. (STREET ADDRESS OR ROUTE NUMBER)	First American Center (STREET ADDRESS)	Parcel 52
Nashville, TN 37205 (CITY) (STATE) (P. O. ZIP)	Nashville, TN 37238 (CITY) (STATE) (ZIP)	FB BM9425

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, SAM M. FLEMING and wife, JOSEPHINE C. FLEMING,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO ROBERT N. CLEMENT

HEREINAFTER CALLED THE GRANTEES, ~~THEIR~~ HIS HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS: TO-WIT:

BEING Lot No. 22 on the Revised Map of B. E. Woodard's Warner Park, as of record in Book 1130, page 87, Register's Office for said County.

SAID Lot No. 22 fronts 260.8 feet on the northerly side of East Brookfield Drive, as measured around a slight curve and runs back 319.3 feet on the northwesterly line and 302.8 feet on the easterly line, which is a broken line, to a point in the rear, and is more or less triangular in shape.

BEING the same property conveyed to Sam M. Fleming and wife, Josephine C. Fleming, by deed from "J" "G" Page, Jr. and wife, Elnora S. Page, of record in Book 4372, page 66, Register's Office for Davidson County, Tennessee.

SUBJECT to restrictive covenants of record in Book 1358, page 149 and Book 1357, page 600, as amended in Book 1643, page 633; RODC; SUBJECT to easements, setback lines and owner's certificate shown on Plan of record in Book 1130, page 87, RODC; and SUBJECT to 1976 taxes, which have been prorated and assumed by grantee.

unimproved ( )
This is improved (X) property, known as 4420 East Brookfield Drive, Nashville, Tennessee 37205
(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 28th day of July, 1976

Sam M. Fleming
SAM M. FLEMING

Josephine C. Fleming
JOSEPHINE C. FLEMING

STATE OF TENNESSEE
Davidson County

Personally appeared before me, John P. Grimes, a Notary Public in and for said County and State, the within named Sam M. Fleming and wife, Josephine C. Fleming

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, Tennessee, this 21st day of July, 19 76

Commission expires 5-17-77

John P. Grimes
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
SAM M. FLEMING and wife,

TO
JOSEPHINE C. FLEMING

ROBERT N. CLEMENT

D 61599

IDENTIF. REFERENCE

AUG 3 2 37 PH '76

FELIX A. [illegible] REGISTER
DAVIDSON COUNTY, TENN.

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

File: George E. Mudter, Jr., Atty.

AUG-3[illegible]	CONV	75,000.00			
AUG-3[illegible] S TAX			B*	195.00	
AUG-3[illegible] PR FEE			B*	.50	
AUG-3[illegible]	W DEED		B*	4.00	* 199.50