BOOK 5073 PAGE 560

Form No. WD-1

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

25,000.00 Ronnie C. Fleming
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24TH DAY OF SEPTEMBER 19 76

Bruce McMoore
Notary Public

MY COMMISSION EXPIRES: 7-10-78

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
EDWARD SEDDON, ATTORNEY, 3250 DICKERSON ROAD, NASHVILLE, TENNESSEE
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Ronnie C. Fleming (NAME)	THOMAS & HILL, INC. (NAME)	8DA 47325
174 Rural Avenue (STREET ADDRESS OR ROUTE NUMBER)	P. O. Box 1833 (STREET ADDRESS)	103-2
Nashville, TN 37209 (CITY) (STATE) (P. O. ZIP)	Charleston, West Virginia 25327 (CITY) (STATE) (ZIP)	182

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, Bobby G. Cole et ux Peggie Cole

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Ronnie C. Fleming et ux Belinda L. 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:

BEING a part of Block 25 on the Map of the C. C. Vernon Farm, Book 161, Page 164, Register's Office for said County, more described, to-wit: BEGINNING at a point in the easterly margin of Rural Avenue, said point being the common boundary line between the Davidson County Board of Education and said property; thence N 9° W 107.2 feet to a point; thence N 86° 54' E 155 Feet to a point, said point being 50 feet south of the southern margin of Vaught Road; thence S 4° 42' E 127 feet to a point; thence N 85° W 150.5 feet to the point of beginning as described on a survey by John Kohl, licensed Surveyor, dated September 10, 1976.

BEING the same property conveyed to Bobby G. Cole et ux Peggie Cole by deed of record in Book 4463, Page 585, Register's Office for said County.

THIS conveyance is subject to any and all existing easements of record.

This is ( ) unimproved (XX) improved property, known as 174 Rural Avenue (House Number) (Street) Nashville, TN 37209 (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 24TH day of SEPTEMBER, 19 76

Bobby G. Cole — Bobby G. Cole

Peggie Cole — Peggie K. Cole

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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 Bobby G. Cole et ux Peggie Cole

the bargainor~~s~~, with whom I am personally acquainted, and who acknowledged that tney executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nasnville, Tennessee, this 24TH day of SEPTEMBER 19 76

Commission expires 7-19-78

Bruce Wallace
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 (their several oaths) acknowledged (themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that (he) 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

FILE BOX 3

WARRANTY DEED

FROM

~~Bobby G. Cole~~

TO

Ronnie C. Fleming

D 70380

IDENTIFICATION REFERENCE

SEP 30 10 19 AM '76

REGISTER
DAVIDSON COUNTY, TENN.

Edward Sedon
Attorney-at-Law
3250 DICKERSON ROAD
NASHVILLE, TENNESSEE 37207

SEP 30 76	CONV	26,000.00			
SEP 30 76	S'TAX		B*	67.60	
SEP 30 76	PR'FEE		B*	.50	
SEP 30 76	W'DEED		B*	4.00	* 72.10