BOOK 5108 PAGE 498

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

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13th DAY OF January, 1977.

Notary Public

MY COMMISSION EXPIRES: 10-10-79

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
FOLEY & WEISS, Attorneys, 507 Stahlman Building, Nashville, TN 37201
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Willie Earl Fleming et ux (NAME)	Schumacher Mortgage Company, Inc. (NAME)	59-5-174
4115 Farmview Drive (STREET ADDRESS OR ROUTE NUMBER)	5100 Poplar Avenue, Clark Tower (STREET ADDRESS)	13DA-41180
Nashville, Tennessee 37218 (CITY) (STATE) (P. O. ZIP)	Memphis, Tennessee 38137 (CITY) (STATE) (ZIP)	

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, GEORGE R. McREYNOLDS AND WIFE, ELAINE A. McREYNOLDS

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO WILLIE EARL FLEMING AND WIFE, HELEN V. 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. 162 on the Plan of Buena Vista Estates, Section 5, of record in Book 4460, page 22, Register's Office for Davidson County, Tennessee.

SAID Lot No. 162 fronts 75.00 feet on the southerly side of Farmview Drive, and extends back between lines, measuring 150.8 feet on the easterly line and 173.4 feet on the westerly line, to a line in rear on which it measures 87.44 feet thereon.

BEING the same property conveyed to George R. McReynolds and wife, Elaine A. McReynolds, by deed from B & H Company, a partnership composed of Raymond L. Barrett and Earl Williams, of record in Book 4585, page 734, said Register's Office.

This conveyance is subject to restrictive covenants of record in Book 4512, page 694, Register's Office for Davidson County, Tennessee; easements and setback lines as set forth on the above plan of record; and taxes for the current year which have been prorated and assumed by the Grantees herein.

This is unimproved ( ) improved (X) property, known as 4115 Farmview Drive, Nashville, TN 37218
(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 hand s this 13th day of January, 1977

GEORGE R. McREYNOLDS

ELAINE A. McREYNOLDS

BOOK 5108 PAGE 499

STATE OF TENNESSEE
Davidson County

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named GEORGE R. McREYNOLDS AND WIFE, ELAINE McREYNOLDS,

the bargainors, 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 13th day of January 1977.

Commission expires 4-7-79

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
GEORGE R. McREYNOLDS ET UX

TO
WILLIE EARL FLEMING ET UX

FILE IN BOX 4

D 8 6 4 4 6

IDENTIF. REFERENCE

JAN 24 2 24 PM '77

FEE ... DAVIDSON CO. REGISTER ... TENN.

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

JAN 24 77	CONV	25,000.00			
JAN 24 77	S'TAX		B*	65.00	
JAN 24 77	PR'FEE		B*	.50	
JAN 24 77	W'DEED		B*	4.00	* 69.50