# WARRANTY DEED

BOOK 5203 PAGE 475

FROM RALPH FLEMING AND WIFE, PAULA FLEMING

| | |
|---|---|
| ADDRESS NEW OWNER(S) AS FOLLOWS: | WILLIAM ELTON TARKINGTON<br>638 Westboro Drive<br>Nashville, Tennessee 37209 |
| SEND TAX BILLS TO: | MORTGAGE CORPORATION OF THE SOUTH<br>2119 Sixth Avenue North<br>Birmingham, Alabama 35202 |
| PREPARED BY: | HOLLAND & LYNN, ATTORNEYS<br>2016 Parkway Towers<br>Nashville, Tennessee 37219 |
| | MAP-PARCEL NOS:<br>90-12-228 |

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IDENTIF. REFERENCE

SEP 29 2 13 PM '77

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

{STATE OF TENNESSEE COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION, OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 22,000.00 Affiant William Elton Tarkington

SUBSCRIBED AND SWORN TO BEFORE ME THIS 28th day of September, 1977
DATE

Notary Public

My Commission Expires

AFFIX SEAL

FOR AND and IN CONSIDERATION OF the sum of ---------- TEN DOLLARS ----------

---------- ($10.00) ---------- DOLLARS

Cash in hand paid by William Elton Tarkington, unmarried, and other good and valuable considerations, receipt of which is hereby acknowledged.

| | | | | |
|---|---|---|---|---|
| SEP29F | CONV | 22,000.00 | | |
| SEP29F | S'TAX | | B* 57.20 | |
| SEP29F | PR'FEE | | B* .50 | |
| SEP29F | W'DEED | | B* 4.00 | * 61.70 |

RALPH FLEMING AND WIFE, PAULA FLEMING,

.....GRANTOR(S) have (has) bargained and sold, and by these presents do(es) transfer and convey unto the said

WILLIAM ELTON TARKINGTON, UNMARRIED, GRANTEE

..... their (his, her, its) heirs, successors 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, beong Lot No. 8 on the Plan of Westboro, Section 5, of record in Book 3300, page 3, Register's Office for said County.

SAID Lot No. 8 fronts 50 feet on the easterly side of Westboro Drive and extends back 144.9 feet on the northerly line and 180 feet on the southerly line to a broken line in the rear, measuring 64.3 feet thereon.

BEING the same property conveyed to Ralph Fleming and wife, Paula Fleming by deed from Raymond T. Burns and wife, Patricia H. Burns, of record in Book 4359, page 437, Register's Office for Davidson County, Tennessee.

THIS conveyance is made subject to the following: Restrictive covenants contained in instrument of record in Book 3247, page 33, said Register's Office; the Plan of record in Book 3300, page 3, said Register's Office, shows an owner's certificate, a 30 foot minimum building setback line from Westboro Drive and a 10 foot easement for public utility purposes along the rear line of said lot; A 5 foot drainage and public utility easement along the southerly line of premises as shown on said Plan; A Deed of Correction in Book 3309, page 165, changes Section III on Plan Book 3300, page 3, to read Section 5, and restrictive covenant in Book 3247, page 333, to read Section 5.

RETURN TO
CLYDE PAUL HOLLAND, ATTY.
2016 Parkway Towers Bldg.
Nashville, Tennessee 37219

unimproved ( )
This is improved (X) property, known as 638 Westboro Drive, Nashville, Tennessee, 37209
Number Street City State 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 GRANTEE HIS heirs, successors and assigns, forever.

AND WE do covenant with the said GRANTEE 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 except of record.

AND WE, GRANTORS do(es) further covenant and bind OURSELVES, OUR heirs and representatives, to WARRANT and forever defend the title to the said land to the said GRANTEE HIS heirs successors and assigns against the lawful claims of all persons whomsoever.

WITNESS OUR hand S this 28th day of SEPTEMBER, 19 77

Ralph Fleming
RALPH FLEMING

Paula Fleming
PAULA FLEMING

{STATE OF TENNESSEE; COUNTY OF DAVIDSON} (Individual Acknowledgment)

Personally appeard before me, the undersigned, a Notery Public in and for said County and State, the within named

RALPH FLEMING AND WIFE, PAULA FLEMING

the bargainer(s), with whom I am personally acquainted, and acknowledged that they (he, she) executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at NASHVILLE, TENNESSEE
City State

this 28 day of SEPTEMBER 19 77

Nov 12, 1980
Comission Expires

Thomas D. Gupton
Notary Public

(AFFIX SEAL)

{STATE OF ; COUNTY OF } (Corporate Acknowledgment)

Before me, the undersigned, 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 (Title) of the

a corporation, the within named bargainer, and that he as such (Title) being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by self as (Title)

WITNESS my hand and seal, at office in CITY: STATE:

this day of 19

Commission Expires

Notary Public

(AFFIX SEAL)