This instrument prepared by:
George E. Mudter, Jr., Atty.
254 Highlands Building
Brentwood, Tennessee 37027

BOOK 5345 PAGE 997

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Mrs. Araminta M. McCullough (NAME)	Guaranty Mortgage Co. Div (NAME)	50-13
7 Long Valley Rd (STREET ADDRESS OR ROUTE NUMBER)	P. O. Box 786 (STREET ADDRESS)	8
Brentwood TN 37027 (CITY) (P. O. ZONE) (STATE)	Brentwood, Tn. 37027 (CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) *Dollars,* and other good and valuable considerations, the receipt of all of which is hereby acknowledged, and in further consideration of the assumption of, and agreement by the grantee herein to pay, the principal balance now due, plus future interest, on a certain note in the original principal sum of $16,750.00, payable to Guaranty Mortgage Company of Nashville, in monthly installments including interest as set forth in said note, and being secured by a deed of trust of record in Book 4533, page 27, Register's Office for Davidson County, Tennessee,

THEODORE FLEMING and wife, EDNA L. FLEMING,

have this day bargained and sold, and do hereby transfer and convey unto XXXXX

ARAMINTA M. McCULLOUGH, her

(successors), heirs and assigns, *certain real estate in Davidson County, Tennessee, as follows:*

BEING Lot No. 13 on the Plan of Golden Valley Estates, Section I, as of record in Book 4175, page 142, Register's Office for said County, to which plan reference is made for a more complete description.

Being the same property conveyed to Theodore Fleming and wife, Edna L. Fleming, by deed from Gaines Home Building Corporation of record in Book 4533, page 25, said Register's Office.

INCLUDED in the foregoing description but specifically EXCLUDED from this conveyance is the following described property: BEING part of Lot No. 13 on the Plan of Golden VAlley Estates, Section I, as of record in Book 4175, page 142, said Register's Office, and being more particularly described as follows: BEGINNING at the point of intersection of the west boundary of Lot 14 with the south right of way of the proposed Briley Parkway; thence with said west boundary southwardly 40 feet, more or less, to a point; thence S 86°03'38" W 56 feet, more or less, to a point in the east boundary of Lot 12; thence with said east boundary northwardly 38 feet, more or less, to a point in the said south right of way; thence with said south right of way eastwardly 52.88 feet to the point of beginning and containing 2,079 square feet, and being the same property conveyed to State of Tennessee by deed of record in Book 4658, page 812, said Register's Office.

STATE OF TENNESSEE
COUNTY OF DAVIDSON
Subscribed and sworn to before me, this the 27th day of September, 1978.
My commission expires: February 3, 1981 (Affix Seal)

The actual consideration or value whichever is greater, for this transfer is $ 11,488.02

Araminta M. McCullough
Affiant

George E. Mudter, Jr.
Notary Public

This is improved (XX) unimproved ( ) property, known as 2140 Richmond Hill Road, Nashville, Tennessee
(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

Araminta M. McCullough, her

(successors), heirs and assigns forever. We *covenant that* we are *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 as shown above and for 1978 taxes.

WE *further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to said real estate to said*

Araminta M. McCullough, her

(successors), heirs and assigns, against the lawful claims of all persons.

Witness our *hand* s *this* 27th *day of* September, 19 78 *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Theodore Fleming — Theodore Fleming

Edna L. Fleming — Edna L. Fleming

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, George E. Mudter, Jr., *a Notary Public in and for said County and State,* Theodore Fleming and wife, Edna L. Fleming, *the within named 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* 27th *day of* September, *19* 78

George E. Mudter, Jr. *Notary Public*

Commission expires February 3, 1981

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 .....

OCT-4 78	CONV	11,488.02			
OCT-4 78 S'TAX			B*	29.90	
OCT-4 78 PR'FEE			B*	.50	
OCT-4 78	W'DEED		B*	4.00	* 34.40

WARRANTY DEED

FROM
THEODORE FLEMING and wife

TO
ARAMINTA M. McCULLOUGH

E 92197

IDENTIF. REFERENCE

OCT 4 8 33 AM '78

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

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

FILE:
GEORGE E. MUDTER, JR., ATTY.