WARRANTY DEED

BOOK 5360 PAGE 854

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $39,300.00

Richard W. Fleming
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th DAY OF October 19 78

Notary Public

MY COMMISSION EXPIRES 4 to 6 1982

Mail

THIS INSTRUMENT WAS PREPARED BY: Douglas R. Berry, 907 Two Mile Pky., Goodlettsville, TN 37072

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
RICHARD W. FLEMING, et ux	LOMAS & NETTLETON COMPANY	25
(NAME)	(NAME)	
36A Hitt Lane	P. O. Box 964	102
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Goodlettsville, Tn.	Virginia Beach, Virginia 23451	GO 11520
(CITY) (STATE) (P. O. ZIP)	(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, RUBEN FERNANDEZ, JR. and wife, GRACIELA FERNANDEZ

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO RICHARD W. FLEMING and wife, ROBYN 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:

Beginning at a point on the north property line of Hitt Lane, the southwest corner of W. W. Watts, running north 9 degrees 30' west 360 feet to a point; thence north 80 degrees 30' west 200 feet to a point; thence south 9 degrees 30' east 360 feet to a point in the northerly margin of Hitt Lane; thence south 80 degrees 30' east 200 feet along the said northerly margin of Hitt Lane to the point of beginning.

Being the same property conveyed to Ruben Fernandez, Jr. and wife, Graciela Fernandez by deed from David A. Davis, single of record in Book 5201, page 880, Register's Office for Davidson County, Tennessee.

This is unimproved ( ) improved (X) property, known as 36A Hitt Lane, Goodlettsville, Tn. 37072
(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 20th day of October, 1978

Ruben Fernandez, Jr.
RUBEN FERNANDEZ, JR.

Graciela Fernandez
GRACIELA FERNANDEZ

BOOK 5360 PAGE 855

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Ruben Fernandez, Jr. and Graciela Fernandez

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 Goodlettsville, Tennessee, this 20th day of October, 19 78

Commission Expires October 17, 1982

Douglas R. Berry
Notary Public

DOUGLAS R. BERRY NOTARY PUBLIC DAVIDSON COUNTY

STATE OF
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 purpose 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

78V-87e	CONV	39,300.00			
78V-878	S'TAX		B*	102.18	
78V-878	PR'FEE		B*	.50	
78V-878	W'DEED		B*	4.00	* 106.68

WARRANTY DEED

FROM
RUBEN FERNANDEZ, JR., et ux

TO
RICHARD W. FLEMING, et ux

E 98814

IDENTIF. REFERENCE

Nov 8 9 00 AM '78

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

DOUGLAS R. BERRY
Attorney At Law
907 Two Mile Pky.
Goodlettsville, TN 37072
(615) 859-4086