This instrument prepared by:
Joseph B. Pitt, Jr., Attorney
First American Center
Nashville, Tennessee 37238

WARRANTY DEED

BOOK 5571 PAGE 96

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Frank A. Fleming and wife, Sabine B. Fleming	Third National Mortgage Company	85-14-11
(NAME)	(NAME)	
106 Guill Court	P. O. Box 2628	
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Donelson, Tennessee 37214	Nashville, Tennessee 37219	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of Ten and no/100----------
----------($10.00)---------- *Dollars,*
cash in hand paid by Frank A. Fleming and wife, Sabine B. Fleming and other good and valuable considerations accepted as cash, the receipt of all of which is hereby acknowledged,

We, Robert A. Chadwell and wife, Margaret B. Chadwell

have this day bargained and sold, and do hereby transfer and convey unto the said Frank A. Fleming and wife, Sabine B. Fleming

the Grantees herein, their (successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Being Lot No. 3 on the Plan of Guill Heights, as of record in Book 2854, page 10, Register's Office for Davidson County, Tennessee.
Said Lot No. 3 fronts 99.4 feet on the southerly side of Guill Court and extends back 207.4 feet on the westerly side and 198.6 feet on the easterly side to a line on the rear, measuring 130.0 feet thereon.

Being the same property conveyed to Robert A. Chadwell and wife, Margaret B. Chadwell by deed from M. L. Maxwell and wife, Ethel R. Maxwell, of record in Book 3035, page 176, said Register's Office.

This conveyance is subject to an easement for sanitary sewers and/or storm drainage of record in Book 5223, page 476, said Register's Office; and the Plan of record in Book 2854, page 10, said Register's Office, shows an Owner's Certificate, 40-foot building set-back line from Guill Court, a 10-foot easement for public utilities, and an anchor easement.

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

The actual consideration or value whichever is greater, for this transfer is $ 55,000.00

Subscribed and sworn to before me, this the 22nd day of February 19 80.

Affiant

My commission expires: 8-12-81
(Affix Seal)

Notary Public

unimproved ( )
This is improved (X) property, known as 106 Guill Court, Donelson, Tennessee 37214
(House Number) (Street) P.O. Address: (City or Town)

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to the said Grantees their (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 for 1980 taxes which are prorated and assumed by the purchasers.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, their (successors), heirs and assigns, against the lawful claims of all persons.

Whenever 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 22nd *day of* February, 19 80, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Robert A. Chadwell
Robert A. Chadwell

Margaret B. Chadwell
Margaret B. Chadwell

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

BOOK 5571 PAGE 97

Personally appeared before me, Doris E. Moran, *a Notary Public in and for said County and State,* Robert A. Chadwell and wife, Margaret B. Chadwell

*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* 22nd *day of* February, *19* 80

Doris E. Moran *Notary Public*

Commission expires 8-12-81

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 .....

CHICAGO TITLE INS. CO.
FIRST AMERICAN CENTER
NASHVILLE, TENN. 37238

WARRANTY DEED

FROM
Robert A. Chadwell and wife,
Margaret B. Chadwell

TO

Frank A. Fleming and wife,
Sabine B. Fleming

F 78272

IDENTIF. REFERENCE

FEB 27 3 55 PM '80

FELIX Z. DIXON II REGISTER
DAVIDSON COUNTY, TENN.

4944 02/27 140.50- CHECK

Compliments of
Chicago Title Insurance Company
First Floor — First American Center

Phone 255-4631
NASHVILLE, TENNESSEE 37238

Chicago Title Insurance Company
2000 Richard Jones Road
Nashville, Tenn. 37215
Phone 298-2627

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 5571 PAGE 98

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

55000.00- CO
143.00 CO TX
.50 PRFEE
6.00 WDEED
CHECK 149.50-
4944A02/27/80 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

F 78272

IDENTIF. REFERENCE

FEB 27 3 55 PM '80

FELIX Z. WILSON REGISTER
DAVIDSON COUNTY, TENN.

No. 744176