Prepared by
David C. Rutherford Atty.

1115' 37/05 17.48- Ck'd Ck

FORM NO. WD-1

BOOK 5627 PAGE 839

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 4300.00

Frances King Dean
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22 DAY OF July 1980

Betty Rodgers
Notary Public

MY COMMISSION EXPIRES: 7-27-83

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

David C. Rutherford 306 Nashville Trust Bldg. Nashville Tenn. 37201
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
MELINDA RUTHERFORD FLEMING (NAME)	Same (NAME)	Map 81-15
910 Shelby Ave (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	Par. 469
Nashville Tenn. (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	

Mail

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~~ I, Frances King Dean, a widow

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Melinda Rutherford 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. 32 on the Map of George Shields Addition to North Nashville, as of record in Book 57, page 62, Register's Office for said County.

Said Lot No. 32 fronts 50 feet on the northerly side of Scovel Street, formerly Madison Street, and runs back between parallel lines 140 feet to an alley.

Being the same property conveyed to Frances King, now Dean, by deed from Julia L. Mallernee et al of record in Book 4200, page 610, Register's Office for Davidson County, Tennessee.

The said Frances King and Frances King Dean are one and the same person.

The said Melinda Rutherford Fleming hereby assumes the balance of approximately $4,200.00 mortgage in the original amount of $6,805.00 of record in Installment Deed 4200, page 610, Register's Office as part of the above consideration.

unimproved ( )
This is improved (X) property, known as 1822 Scovel St. Nashville Tenn 37208
(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 my hand this 22 day of July, 1980

Frances King Dean

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, BETTY POAGE, a Notary Public in and for said County and State, the within named Frances King Dean, a widow

the bargainor, with whom I am personally acquainted, and who acknowledged that She executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 22nd day of July, 19 80

Commission expires 7-17-83

Betty Poage
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

Frances King Dean, a widow

TO

Melinda Rutherford Fleming

F 9 8 7 5 1

IDENTIF. REFERENCE

JUL 23 9 16 AM '80

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

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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

4300.00- CO
11.18 CO TX
.50 PRFEE
6.00 WDEED
CHECK 17.68-
1115A07/23/80 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

F 9 8 7 5 1

IDENTIFICATION REFERENCE

Jul 23 9 16 AM '80

No. 769350