ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS:
Kenneth L. Fleming, et ux	Same	Map 133-15
(NAME)	(NAME)	
Rt. #3 Hillsboro Rd		Par. 70
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Franklin, Tn. 37064		5DU 9034
(CITY) (STATE) (ZIP CODE)	(CITY) (STATE) (ZIP CODE)	

WARRANTY DEED

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For and in consideration of the sum of -----TEN AND NO/100----------
----------($10.00)---------- DOLLARS

cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged.

WE, ANN S. WALLACE and husband, CHARLES T. WALLACE

have bargained and sold, and by these presents do transfer and convey unto the said KENNETH L. FLEMING AND WIFE, NANCY V. FLEMING,

the GRANTEES herein, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

A certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

Being Lot No. 17 on the Plan of Herbert Heights, Section II, as of record in Book 3500, page 83, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Ann S. Wallace by instrument of record in Book _____, page_____, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all matters appearing on the Plan of Herbert Heights, Section II, of record in Plat Book 3500, page 83, Register's Office for said County, as may affect the premises and further to restrictive covenants contained in instrument of record in Book 3704, page 430, Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved (X) property, known as 354 Foxglove Drive
(House Number) (Street)
Nashville, Tennessee 37211
(P. O. Address) (City or Town) (Zip Code)

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.

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 14th day of February, 19 81.

Ann S. Wallace
Ann S. Wallace

Charles T. Wallace
Charles T. Wallace

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STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named Ann S. Wallace and husband, Charles T. Wallace,

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 Franklin, Tennessee, this 14th day of February, 19 81.

My commission expires 4-9-83 Notary Public Teresa S. Prudhoe
at Large, State of Tennessee

STATE OF TENNESSEE
COUNTY OF

Before me, , a Notary Public of the State and County aforesaid, personally appeared and , with whom I am personally acquainted, and who, upon oath, acknowledged to be and respectively of the , the within named bargainor, a corporation, and that 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 seal, at office in ,
this day of , 19 .

Notary Public

Commission expires

STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration for this transfer or value of property (whichever is greater) is $ 41,500.00
This is equal to or greater than the property would bring at a fair and voluntary sale.

Nancy V. Fleming

Sworn to and subscribed before me
this 14th day of February, 19 81.

My commission expires 4-9-83 Notary Public Teresa S. Prudhoe
at Large, State of Tennessee

This instrument was prepared by: Brenda Franks Hale
HALE & HALE, ATTORNEYS, 312 HARPETH BANK BUILDING, FRANKLIN, TN 37064
Name Address

WARRANTY DEED

FROM ANN S. WALLACE

TO KENNETH L. FLEMING AND WIFE, NANCY V. FLEMING

G 30729
mail
IDENTIFICATION REFERENCE

FEB 25 1 23 PM '81
REGISTER
DAVIDSON COUNTY, TENN.

Pioneer National Title Insurance Company
Public Square Building
314 4th Avenue North
NASHVILLE, TENNESSEE 37219

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR BOOK 5714 PAGE 267

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
			41500.00- CO	
			107.90 CO TX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK 114.40-	
			1650A02/25/81 BAL .00	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

G 3073.29

IDENTIF. REFERENCE

FEB 25 1 23 PM '81

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

No. 808477