This instrument prepared by
STEPHENSON, LACKEY & WAITE
Suite 702
501 Union Building
Nashville, Tennessee 37219

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Ernest Marvin Fleming, Jr.	Same	p/o 93-8-14
(NAME) et ux M.K. Ivone	(NAME)	
Davidson Street	1101 Chadwell Drive	Field Book No.
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, TN	Madison, TN 37115	17W-19240
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

BOOK 5816 PAGE 646

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, receipt of which is hereby acknowledged;

We, Fred C. Martin and Glenn O. Garrett

RUSH

FELIX E. ROBERTS, REGISTER
DAVIDSON COUNTY, TENN.
Nov 9 3 34 PM '81

IDENTIF. REFERENCE

96729

have bargained and sold, and by these presents do transfer and convey unto the said Ernest Marvin Fleming, Jr., and wife, M.K. Ivone Fleming, their *heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:*

Being a tract of land lying in the First Civil District of Davidson County, Tennessee, said tract of property being known as part of Lot No. 10 on the plan of D.B. Cooper's Addition to East Nashville, of record in Plat Book 57, page 154, Register's Office for Davidson County, Tennessee, and further known as Tract B-2 on a boundary survey of Roy Dale & Associates dated March 12, 1981, and described according to said survey as follows:

Beginning at an iron pin being located on the northerly margin of Davidson Street, being 159.05 feet from an iron pin located in the northerly margin of Davidson Street and the westerly margin of South Fifth Street; thence along the northerly margin of Davidson Street N 85° 24' 00" W, 223.95 feet to an iron pin; thence N 10° 07' 46" W, 85.57 feet to a point; thence N 59° 23' 52" E, 198.23 feet to an iron pin; thence S 18° 23' 19" E, 214.08 feet to the point of beginning, containing 0.689 acres, more or less.

Being part of the same property conveyed to Fred C. Martin and Glenn O. Garrett by deed from Ora Jean Pendleton, unmarried, of record in Book 5796, page 979, Register's Office for Davidson County, Tennessee.

This conveyance is subject to easements, restrictions, setback lines of record and taxes for the current year applicable to said property, and is further subject to an 18 ft. easement for ingress and egress along the entire western boundary line of said property reserved by the grantors and further described as follows:

(continued on back)

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

The actual consideration or value whichever is greater for this transfer is $ 17,774.00

Affiant

Subscribed and sworn to before me, this the 6th day of November 1981

Notary Public

My commission expires: 10-17-82
(Affix Seal)

NOTARY PUBLIC

Beginning at an iron pin in the northerly margin of Davidson Street, said iron pin being in the southwestern corner of Tract B-2 on the boundary survey of Roy Dale & Associates, dated March 12, 1981; thence leaving the margin of Davidson Street N 10° 07' 46" W, 85.57 feet to a point; thence N 59° 23' 52" E, 18 feet to a point; thence S 10° 07' 46" E. 97.0 feet to a point in the northerly margin of Davidson Street; thence along the margin of Davidson Street N 85° 24' 00" W, 18 feet to the point of beginning.

Said easement reserved in this instrument shall be a covenant running with and appurtenant to the land and shall be binding upon the parties, their successors, representatives, heirs, grantees and assigns.

unimproved (X)
This is improved ( ) property, known as Davidson Street (House Number) (Street) Nashville, Tennessee P. O. Address: (City or Town)

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Ernest Marvin Fleming, Jr., and wife, M.K. Ivone Fleming, their *heirs and assigns, forever.*

And we *do covenant with the said* Ernest Marvin Fleming, Jr., and wife M.K. Ivone Fleming *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.*

And Fred C. Martin and Glenn O. Garrett *do further covenant and bind* themselves, their *heirs and representatives, to warrant and forever defend the title to the said land to the said* Ernest Marvin Fleming, Jr., and wif M.K. Ivone Fleming, their *heirs and assigns against the lawful claims of all persons whomsoever.*

Witness our *hands this* 6 *day of* Nov. *, 19* 81 *, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Fred C. Martin
Fred C. Martin

Glenn O. Garrett
Glenn O. Garrett

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, William T. Bozeman, *a Notary Public in and for said County and State, the within named* Fred C. Martin and Glenn O. Garrett

the bargainor....., 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* 6th *day of* November, *19* 81.

William T. Bozeman, *Notary Public.*

Commission Expires 10-17-82.

WILLIAM T. BOZEMAN NOTARY PUBLIC DAVIDSON COUNTY, TENN.

STATE OF.....
COUNTY OF.....

Personally appeared before me, ..., a Notary Public in and for said County and State, the within named.....

the bargainor....., with whom I am personally acquainted, and who acknowledged that..... executed the within instrument for the purposes therein contained.

Witness my hand and official seal at....., this..... day of....., 19.....

....., *Notary Public.*

Commission Expires.....

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.....

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
			17774.00- CO	
			46.28 CO TX	
			.50 PRFEE	
			9.00 WDEED	
			CHECK	55.78-
			7006A11/06/81 BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

G 67267

IDENTIF. REFERENCE

NOV 6 3 35 PM '81

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

No. 852161