ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS:
Douglas R. Berry, Trustee (NAME)	same (NAME)	61-15-130
1799 North Gallatin Road (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	Field Book No.
Madison, Tennessee 37115 (CITY) (STATE) (ZIP CODE)	(CITY) (STATE) (ZIP CODE)	15DZ-20205

WARRANTY DEED BOOK 5830 PAGE 494

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 all of which is hereby acknowledged,

I, Ernest Marvin Fleming, Jr., Executor of the Estate of Ernest Marvin Fleming, Sr., deceased, pursuant to the authority vested in me by order of the Probate Court for Davidson County, Tennessee, of record in Minute Book 272, page 799, of said County,

have bargained and sold, and by these presents do transfer and convey unto the said Douglas R. Berry, Trustee with full power to sell transfer, mortgage, or otherwise encumber, without the joinder of any beneficiary successors the GRANTEES herein, their ~~heirs~~ and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 10 of Block "D" on the Map of the Resubdivision of Sunnymeade, as of record in Book 974, pages 56 and 57, Register's Office for said County, and more fully described as follows:

Said Lot No. 10 fronts 50 feet on the southerly side of Ardee Avenue and runs back between parallel lines 140 feet to a dead line.

Being the same property conveyed to Ernest M. Fleming and wife, Belle M. Fleming, by deed from Blanche J. Batts, of record in Book 3130, page 499, Register's Office for Davidson County, Tennessee, the said Ernest M. Fleming and Belle M. Fleming having both since died with Belle M. Fleming having predeceased Ernest M. Fleming and said property having vested in Rachel Fleming Jones as devisee under the Will of Ernest Marvin Fleming, Se., deceased, of record in Will Book 128, page 106, Probate Court for Davidson County, Tennessee. Ernest Marvin Fleming, Jr., Executor of the Estate of Ernest Marvin Fleming, Sr., was authorized to sell said property by order of the Probate Court for Davidson County, Tennessee, said order being of record in Minute Book 272, page 799, of said Court.

unimproved ( )
This is improved (X) property, known as 1220 Ardee Avenue (House Number) (Street)
Nashville, Tennessee (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 December, 1981.

Ernest Marvin Fleming, Jr. Executor
Ernest Marvin Fleming, Jr.
Executor of the Estate of
Ernest Marvin Fleming, Sr.
deceased

BOOK 5830 PAGE 495

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 Ernest Marvin Fleming, Jr., Executor of the Estate of Ernest Marvin Fleming, Sr., deceased

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

Witness my hand and official seal at Nashville, Tennessee, this 14th day of December, 1981.

My commission expires 10-17-82 Notary Public William T. Bozeman

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 DAVIDSON

The actual consideration for this transfer or value of property (whichever is greater) is $ 19,750.00
This is equal to or greater than the property would bring at a fair and voluntary sale.

William T. Bozeman

Sworn to and subscribed before me this 14th day of December, 1981.

My commission expires 10-17-82 Notary Public William T. Bozeman

This instrument was prepared by:
This instrument prepared by

Name	Address
STEPHENSON, LACKEY & WAITE	Suite 702
	501 Union Building
	Nashville, Tennessee 37219

3065 12/14 57.70 CHECK

WARRANTY DEED

FROM
ERNEST MARVIN FLEMING, JR.,
EXECUTOR OF THE ESTATE OF
ERNEST MARVIN FLEMING, SR.,
DECEASED

TO
DOUGLAS R. BERRY, TRUSTEE

RUSH

Pioneer National Title Insurance Company
Public Square Building
344 4th Avenue North
NASHVILLE, TENNESSEE 37219

DAVIDSON COUNTY, TENN.
FELIX ZOLLICOFFER REGISTER
DEC 14 3 43 PM '81

IDENTIF. REFERENCE

G 7 2 0 1 7.

OFFICIAL RECEIPT
FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 5830 PAGE 496

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

19750.00- CO
51.22 CO TX
.50 PRFEE
6.00 WDEED
CHECK 57.72-
3065A12/14/81 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

G.72017

IDENTIF. REFERENCE

DEC 14 3 43 PM '81

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

No. 857990