BOOK 5983 PAGE 547 FORM NO. WD-1

H 23332

RUSH

IDENTIF. REFERENCE

DEC 29 8 50 AM '82

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 12,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th DAY OF December, 1982

Notary Public

MY COMMISSION EXPIRES: July 24, 1984

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Tom G. Coleman, Jr., Attorney, 9000 E. Church St., Brentwood, TN 37027
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
FLEMING PROPERTIES, INC. (NAME)	New Owner (NAME)	93-8
1101 Cleveland Dr. (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	Part 87 Js
Madison Tenn (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	

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, ERNEST MARVIN FLEMING, JR. AND WIFE, M. K. IVONE FLEMING

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO FLEMING PROPERTIES, INC.

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:

SEE ATTACHED DESCRIPTION

unimproved ( )
This is improved ( ) property, known as _____ (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 our hand this 28th day of December, 19 82

Ernest Marvin Fleming, Jr.

M. K. Ivone Fleming

7d13 12/28

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named ERNEST MARVIN FLEMING, JR. AND WIFE, M. K. IVONE FLEMING

the 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 _____, Tennessee, this 28th day of July 1982

Commission expires July 21, 1984

Jim D. Coleman
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
ERNEST MARVIN FLEMING, JR.,

ETUX

TO
FLEMING PROPERTIES, INC.

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

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 the same property conveyed to Ernest Marvin Fleming, Jr. and wife, M. K. Ivone Fleming by deed from Fred C. Martin and Glenn O. Garrett of record in Book 5816, Page 646, 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 Fred C. Martin, Glenn O. Garrett, Ernest Marvin Fleming, Jr. and wife, M. K. Ivone Fleming, their heirs, successors and assigns, and further described as follows:

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.

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
			17000.00- CO	
			44.20 CO TX	
			.50 PRFEE	
			9.00 WDEED	
			CHECK	53.70-
7813A12/29/82			BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

H 2 3 3 3 2

IDENTIF. REFERENCE

DEC 29 8 50 AM '82

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 918004