File Box 9

FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 218,000.00

Dan M. Fleming
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21st DAY OF September 1984.

John V. Adams
Notary Public

MY COMMISSION EXPIRES: 11-1-87

(AFFIX SEAL)

BOOK 6387 PAGE 578

THIS INSTRUMENT WAS PREPARED BY
JOHN V. ADAMS, ATTORNEY
3813 Cleghorn Ave. - Nashville, Tennessee 37215

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Dan M. Fleming (NAME)	SAME (NAME)	Map 104-9
3715 Central Avenue (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	Parcel 53
Nashville, Tennessee 37205 (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	26W 1900

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, Calvin L. Tate and wife, Teresa L. Tate

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Dan M. 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. 168 on the plan of Richland Realty Company's Second Subdivision, Division "B", of record in Book 332 at page 92, Register's Office for said County.

Said Lot No. 168 fronts 50 feet on the southeasterly margin of Central Avenue and extends back between parallel lines 192.5 feet, more or less, to an alley.

Being the same property conveyed to Calvin L. Tate and wife, Teresa L. Tate by quitclaim deed from Tate Construction Company, Inc., a Tennessee corporation of record in Book 5885 at page 750, Register's Office for said County.

This conveyance is made subject to property taxes for 1984 which have been prorated and for which Grantee is responsible.

The execution of this deed by Teresa L. Tate is effected by the signature of her Attorney-in-Fact, Calvin L. Tate, pursuant to a General Power of Attorney recorded in Book 5859 at page 101, Register's Office for said County,

09/24/84 13:30:1 CHECK

This is unimproved ( ) improved (X) property, known as 3715 Central Avenue, Nashville, Tennessee 37205
(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 hands this 21st day of September, 1984

Calvin L. Tate

Teresa L. Tate

By: Calvin L. Tate, Attorney-In-Fact

2682

STATE OF TENNESSEE
Davidson County

BOOK 6387 PAGE 579

Personally appeared before me, John V. Adams, a Notary Public in and for said County and State, the within named Calvin L. Tate

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 21st day of September 1984

Commission expires 11-1-87

John V. Adams
Notary Public

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

STATE OF TENNESSEE
Davidson County

Personally appeared before me, John V. Adams, a Notary Public in and for said County and State, the within named Calvin L. Tate, to me known to be the person who executed the foregoing instrument in behalf of Teresa L. Tate, who acknowledged that he executed the same as the free act and deed of said Teresa L. Tate.

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 21st day of September 1984

Commission expires 11-1-87

John V. Adams
Notary Public

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

WARRANTY DEED

FROM
Calvin L. Tate and wife,
Teresa L. Tate

TO
Dan M. Fleming

Prepared By:
JOHN V. ADAMS, ATTORNEY
3813 Cleghorn Ave.
Nashville, Tennessee 37215
File Box 9

FELIX A. ELLINGTON, REGISTER
DAVIDSON COUNTY, TN

SEP 24 11 11 AM 1984

IDENTIFICATION REFERENCE

$ 0 5 1 5 . 0 8

OFFICIAL RECEIPT

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

RECEIVED OF_____

FOR_____

BOOK 6387 PAGE 580

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

218000.00- CAMT.
566.80 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 573.30-
2682A09/24/84 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

I-5150 8 I

IDENTIF. REFERENCE

SEP 24 11 18 AM '84

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 0071151