File

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY

DEARBORN & EWING, ATTORNEYS, NASHVILLE, TENNESSEE

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
John J. Fletcher & wife,	Gilldorn Mortgage Midwest	Map 131-4
Barbara B. Fletcher	(NAME)	
P.O. Box 3015	P. O. Box 00	Parcel 258
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, Tn. 37219	Chicago, Illinois 60690	BOOK 6437 PAGE 924
(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~~, Love Properties, a Tennessee partnership consisting of Edwin S. Pyle and Dorothy G. Pyle (formerly ESP Enterprises)

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO John J. Fletcher and wife, Barbara B. Fletcher

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:

Being Lot No. 1 on the Plan of Duncanwood Annex as of record in Book 3842, page 262, Register's Office for said County. Said Lot No. 1 fronts 85 feet on the southerly side of Duncanwood Drive and runs back 362.00 feet on the easterly side of 245.24 feet on the westerly line to a diagonal line on which it measures 152.11 feet. But there is expressly excluded from the property herein conveyed that part or portion of the said Lot No. 1 on the Plan of Duncanwood Annex described as follows:

Beginning at a point in the southwesterly corner of said Lot No. 1 on the Plan of said Duncanwood Annex, being the southeasterly corner of Lot No. 3 on the said plan; thence south 38° 9' 04" east 152.11 feet to a point, the southeasterly corner of the said Lot No. 1 of Duncanwood Annex; thence, north 0° 11' west with the easterly line of the said Lot No. 1 on the said Plan, approximately 117.0 feet, more or less, to a point in the said easterly boundary line of the said Lot No. 1; thence westerly in a straight line to the point of beginning, the southwesterly corner of said Lot No. 1 being also the southeasterly corner of Lot No. 3 on the said Plan of Duncanwood Annex.

Being the same property conveyed to ESP Enterprises, a Tennessee partnership consisting of Edwin S. Pyle and Dorothy G. Pyle, by deed from Arba O. Herr and her daughter Paula J. Herr Arwood, formerly Paula J. Herr, and Michael Arwood, of record in Book 5034, page 334, said Register's Office.

Upon the delivery of this Warranty Deed, Grantees assume the indebtedness secured by a deed of trust of record in Book 4621, page 523, said Register's Office, payable to Gilldorn Mortgage Midwest.

The above property is conveyed subject to the following:

1. 1984 Metropolitan Government taxes.
2. The Plan of record in Book 3842, page 262, said Register's Office.
3. The above deed of trust assumed by Grantees.

unimproved ( )
This is improved (XX property, known as 1143-1145 Duncanwood Drive, Nashville, Tennessee 37204
(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 successors, assigns 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 s this 31st day of November, 1984

LOVE PROPERTIES

BY: _____ BY _____

Edwin S. Pyle, Partner Dorothy G. Pyle, Partner

Form 3

STATE OF _____)

COUNTY OF _____)

BOOK 6437 PAGE 925

1761

12/03 305.50- CHECK

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__.

Commission Expires: _____

_____
Notary Public

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Edwin S. Pyle & Dorothy G. Pyle, with whom I am personally acquainted and who upon (his oath, their several oaths) acknowledged (himself, themselves) to be the Partners of the Love Properties partnership, the within named bargainor, a ~~corporation~~ and that (he, they) as such Partners, being authorized so to do, executed the foregoing instrument for the purpose therein contained by signing the name of the ~~corporation~~ partnership by the said Edwin S. Pyle as such Partner, and attesting the same by the said Dorothy G. Pyle as such Partner.

WITNESS my hand and official seal at office at Nashville, Tennessee on this 30 day of November, 1984.

My Commission Expires: 7/21/85

Carol R. Rivers
Notary Public

CAROL R. RIVERS NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

WARRANTY DEED

FROM

Love Properties, a Tennessee partnership consisting of Edwin S. Pyle and Dorothy G. Pyle (formerly ESP Enterprises)

TO

John F. Fletcher and wife, Barbara B. Fletcher

IDENTIF. REFERENCE

167269

DEC 3 11 39 AM '84

REGISTER DAVIDSON COUNTY, TN

RETURN TO: Dearborn & Ewing
ATTORNEYS
NASHVILLE, TENN.

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this conveyance is $ 115,000.00

John J. Fletcher

Subscribed and sworn to before me this 30 day of November, 19 84

My Commission Expires: 7/21/85

Carol R. Rivers
Notary Public

CAROL R. RIVERS NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

OFFICIAL RECEIPT

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

RECEIVED OF _____ BOOK 6437 PAGE 926

FOR _____

CO -CONVEYANCE
MO -MORTGAGE
WD -WARRANTY DEED
TD -TRUST DEED

CC -CERTIFIED COPY
REL -RELEASE
UCC -UNIFORM COMMERCIAL CODE

MISC -MISCELLANEOUS
COTX -STATE TAX CONVEY
MOTX -STATE TAX MORT
PRFEE -PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

115000.00- CAMT.
299.00 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 305.50-
176|A|12/03/84 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

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T
IDENTIF. REFERENCE

DEC 3 11 39 AM '84

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No.0089682