ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS:
JOHN B. FLEMING, ETUX	SAME	11D 16886
(NAME)	(NAME)	
1514 SAUNDERS AVENUE		51-11-113
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
MADISON, TN 37115		
(CITY) (STATE) (ZIP CODE)	(CITY) (STATE) (ZIP CODE)	

WARRANTY DEED BOOK 6487 PAGE 807

For and in consideration of the sum of TEN & 00/100----------
($10.00)---------- DOLLARS

cash in hand paid by the Grantees; JOHN B. FLEMING and wife, BETTYE T. FLEMING, and other good and valuable considerations, receipt of which is hereby acknowledged;

I, LEONE S. CLIFTON, a widow

have bargained and sold, and by these presents do transfer and convey unto the said JOHN B. FLEMING and wife, BETTYE T. FLEMING

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. 1 on the Plan of Clay Clifton Property as of record in Book 5210, Page 311, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete and accurate description thereof.

Being a part of the same property conveyed to Clay Clifton and wife, Leone S. Clifton by deed from William Howard Baker and wife, Ann Esther Baker, of record in Book 3498, Page 269, Register's Office for Davidson County, Tennessee, the said Clay Clifton having since died.

FELIX A. NILSON, II REGISTER
DAVIDSON COUNTY, TN
FEB 8 9 06 AM '85
T
IDENTIF. REFERENCE
I: 8 1 2 9 1

unimproved ( )
This is improved (X) property, known as 1514 SAUNDERS AVENUE
(House Number) (Street)
MADISON, TN 37115
(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 30th day of January, 19 85.

X Leone S. Clifton
LEONE S. CLIFTON, a widow
By Marjorie L. Sharer, attorney-in-fact
BY: MARJORIE L. SHARER, ATTY-IN-FACT

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BOOK 6457 PAGE 308

Personally appeared before me, the undersigned, a Notary Public in and for said County, and State, the within named Marjorie L. Sharer Attorney in Fact for LEONE S. CLIFTON, the bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained by signing the name of LEONE S. CLIFTON, by herself as Attorney in Fact.

Witness my hand and official seal a Nashville, Tennessee this 30th day of January, 1985.

My commission expires: 2/5/85

NOTARY PUBLIC

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 $ 72,500.00
This is equal to or greater than the property would bring at a fair and voluntary sale.

JOHN B. FLEMING

Sworn to and subscribed before me
this 30th day of January, 19 85.

My commission expires 2/5/85 Notary Public

RETURN TO:	This instrument was prepared by:
WILLIAM D. CASTLEMAN, ATTORNEY	101 CUMBERLAND AVENUE MADISON, TN 37115
Name	Address

3032 02/06 195.00- CHECK

WARRANTY DEED

FROM LEONE S. CLIFTON

TO JOHN B. FLEMING, ETUX
BETTYE T. FLEMING

LAW OFFICES
WILLIAM D. CASTLEMAN
101 CUMBERLAND AVENUE
SUITE 100
MADISON, TENNESSEE 37115
AREA CODE 615
TELEPHONE 865-4750

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____ BOOK 6487 PAGE 809

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

72500.00- CAMT.
180.50 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 195.00-
9032A02/06/85 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

I 8 1 2 9 I

IDENTIF. REFERENCE

FEB 6 9 06 AM '85

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 106487