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FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 5182747

X George R. Fleming
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4th DAY OF FEBRUARY, 19 85

Notary Public

MY COMMISSION EXPIRES: 10-14-86

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
SATURN & MAZER, Attorneys, 212 Third Avenue, North, Nashville, Tennessee 37201
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
GEORGE R. FLEMING et ux (NAME)	SECURITY PACIFIC MORTGAGE CORP. (NAME)	MAP 86-11
513 Rockwood Drive (STREET ADDRESS OR ROUTE NUMBER)	P. O. Box 2450 (STREET ADDRESS)	PARCEL 3
Hermitage, Tennessee 37076 (CITY) (STATE) (P. O. ZIP)	Denver, Colorado 80201 (CITY) (STATE) (ZIP)	4D 13111

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, JOANN P. DeFORD, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO GEORGE R. FLEMING et ux LAURIE J. 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:

BEING Lot No. 31 on the Plan of Hermitage Woods, Section 3, which is of record in Plat Book 5050, Page 109, Register's Office for Davidson County, Tennessee.

BEING the same property conveyed to Joann P. DeFord, unmarried, by deed from John P. Collier and wife, Robin M. Collier, of record in Book 5750, page 548, Register's Office for Davidson County, Tennessee.

IT IS understood and agreed that part of the consideration for the transfer of this property is the agreement of the Grantees to assume the unpaid balance of a note secured by a first mortgage Deed of Trust to WESTERN PACIFIC FINANCE CORPORATION, of record in Book 5453, page 98, Register's Office for Davidson County, Tennessee, and also that the escrow account in connection with the aforesaid Deed of Trust is hereby transferred to the said Grantees. The said loan now being with SECURITY PACIFIC MORTGAGE CORPORATION.

This is unimproved ( ) improved (X) property, known as 513 Rockwood Drive, Hermitage, Tennessee 37076
(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 my hand this 4th day of February, 19 85

X Joann P. DeFord
JOANN P. DeFORD

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STATE OF TENNESSEE
Davidson County

THE UNDERSIGNED

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named JOANN P. DeFORD, unmarried

the bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 4th day of February, 1985.

Commission expires 10/13/86

_____
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

TO

PREPARED BY:
SATURN & MAZER, Attorneys
212 Third Avenue, North
Nashville, Tennessee 37201
Phone: 259-3666

IDENTIFICATION REFERENCE

FEB 19 1 59 PM '85
FILED AND REGISTERED
DAVIDSON COUNTY, TN

1.8.3.8.6.3

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
			51827.47- CAMT.	
			134.63 CSTAX	
			.50 PRFE	
			6.00 WDEED	
			CHECK 141.18-	
			2081A02/19/85 BAL .00	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

18386.3

T
IDENTIF. REFERENCE

FEB 19 1 59 PM '85

REGISTER'S OFFICE
DAVIDSON COUNTY, TN

No. 109450

2-19-85

VOID

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2-19-85

VOID

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