ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
Andy J. Glaus, et ux Melissa I. Glaus and daughter, Roberta Irene Glaus	Same	60-7 24 12D
(NAME)	(NAME)	
3009 Rich Acres Drive		60-7 25
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, Tennessee 37207		
(CITY) (STATE) (ZIP CODE)	(CITY) (STATE) (ZIP CODE)	

WARRANTY DEED BOOK 6578 PAGE 172

For and in consideration of the sum of Sixty-Six Thousand, Nine Hundred----------
----------($66,900)---------- DOLLARS

$44,000 of which is cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, and for the balance, the purchasers have agreed to pay $22,900 by execution and delivery of a promissory note secured by a deed of trust of even date herewith,

Harold Joseph Fleming and wife, Billie Jo Fleming,

have bargained and sold, and by these presents do transfer and convey unto the said Andy J. Glaus, et ux Melissa I. Glaus, and daughter, Roberta Irene Glaus,

the GRANTEES herein, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

TRACT I

BEING a part of Lot No. 30 on the Plan of Hillhurst Acres, Section 6, as of record in Book 2854, page 62, Register's Office for said County, more particularly described as follows:

A triangularly-shaped parcel, beginning at a point on the northerly side of Lyndale Drive, being the Southeast corner of Lot No. 30 and the Southwest corner of Lot No. 31; thence northerly with the common boundary between Lots 30 and 31 to the Northeast corner of Lot No. 30; thence westerly with the rear line of Lot No. 30 for a distance of 10 feet; thence southerly to the point of beginning.

BEING the same property conveyed to Harold J. Fleming, et ux, Billie J. Fleming, by deed from Rolland J. Christian, et ux, Marfon E. Christian, of record in Book 4055, page 310, Register's Office for Davidson County, Tennessee.

TRACT II

BEING Lot No. 31 on the Plan of Hillhurst Acres, Section 1, as of record in Book 2331, pages 50 and 51, Register's Office for Davidson County, Tennessee.

Said Lot No. 31 is described as follows: Beginning on the westerly margin of Rich Acres Drive at the southeast corner of a tract marked "R. J. Richmond," said point being 161.5 feet south of a concrete monument in the south return of a curve at the southwest intersection of said Rich Acres Drive and Ewing Lane; thence with the southerly line of said Richmond property, south 87° 28' west 106.8 feet to a concrete

(property description continued on attached Exhibit A)

unimproved ( )
This is improved (x) property, known as 3009 Rich Acres Drive (House Number) (Street)
Nashville, Tennessee 37207
(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 10th day of June, 1985.

Harold Joseph Fleming
HAROLD JOSEPH FLEMING

Billie Jo Fleming
BILLIE JO FLEMING

STATE OF TENNESSEE BOOK 6578 PAGE 173

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Harold Joseph Fleming and Billie Jo Fleming

the bargainor S, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 10th day of June, 1985.

My commission expires 7-18-87 Notary Public Linda N. Ford

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, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged _____ to be the _____ and _____ respectively of _____, the within named bargainor, a corporation, and that _____ as such _____ and _____, executed the foregoing instrument for the purpose therein contained by signing the name of the corporation by the said _____ as _____ and attesting the same by the said _____ as _____.

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 $ 66,900.00

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

Harold Joseph Fleming / Billie Jo Fleming

HAROLD JOSEPH FLEMING / BILLIE JO FLEMING

Sworn to and subscribed before me this 10th day of June, 1985.

My commission expires 7-18-87 Notary Public Linda N. Ford

This instrument was prepared by:

WOODS, WOODS & WATSON, A Professional Law Ass'n, 121 17th Ave. S., Nashville, TN 37203

Name Address

WARRANTY DEED

FROM

HAROLD JOSEPH FLEMING and wife, BILLIE JO FLEMING

TO

ANDY J. GLAUS et ux MELISSA I GLAUS, and daughter, ROBERTA IRENE GLAUS

Ticor Title Insurance Company
Public Square Building
344 4th Avenue North
NASHVILLE, TENNESSEE 37219

EXHIBIT A

Continuation of legal property description of conveyance to Andy J. Glaus, et ux, Melissa I. Glaus, and daughter, Roberta Irene Glaus, from Harold Joseph Fleming and wife, Billie Joe Fleming:

monument; then south 4° 51' west 195.3 feet to a concrete monument; in the northerly margin of an unnamed 50-foot road; thence with same eastwardly 80.9 feet to the beginning of a curve; thence around said curve with a radius of 25 feet northeastwardly 39.27 feet to the westerly margin of said Rich Acres Drive; thence with same northwardly 183.9 feet to the beginning.

This conveyance is made subject to a ten-foot utility easement along northerly line of premises, anchor easement at southwest corner of premises, 40-foot building setback line from Rich Acres Drive and an unnamed 50-foot road, and conditions of owners certificate, as shown on plan of record in Book 2331, page 50 and 51, said Register's Office.

This conveyance is subject to restrictive covenants contained in instruments of record in Book 2444, page 32, and in Book 2446, page 47, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Harold Joseph F leming and wife, Billie Jo Fleming, by deed from Claude M. Richmond and wife, Amye D. Richmond of record in Book 3247, page 403, Register's Office for Davidson County, Tennessee.

Harold J. Fleming and Harold Joseph Fleming are one and the same person.

Billie Jo Fleming and Billie J. Fleming are one and the same person.

J. I. I 6 6 8 . 1

T. IDENTIF. REFERENCE

JUN 10 2 17 PM '05

FELIX Z. WILSON III, REGISTER
DAVIDSON COUNTY, TN

FILED

OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 6578 PAGE 175

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

66900.CO- CAMT.
173.94 CSTAX
.50 PRFEE
9.00 WDEED
CHECK 183.44-
6557A06/10/85 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

JUN 10 2 37 PM '85
IDENTIF. REFERENCE
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 143021