File Bot 41

WARRANTY DEED

BOOK 6727 PAGE 536

FROM: John S. Irvin, Grantor
Elizabeth Keir Irvin

TO: Philip E. Fleming
and wife, Paula V.
Fleming, Grantees

This instrument was prepared by:
Julian L. Bibb
Farris, Warfield & Kanaday
Seventeenth Floor
Third National Bank Building
Nashville, Tennessee 37219

Address New Owner(s) as Follows:

1419 Grayhar Lane
Nashville, Tennessee 37215

Send Tax Bills To: Same

Map-Parcel Numbers

117-12-0

Field Book Numbers

16DA

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is One Hundred Eighty-Two Thousand Five Hundred Dollars ($182,500.00).

Paula V. Fleming
Affiant

SUBSCRIBED AND SWORN TO before me, this the 4th day of December, 1985.

Denise M. Lawrence
Notary Public

My Commission Expires: 3-8-89

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

FOR AND IN CONSIDERATION OF the sum of Ten Dollars ($10.00), the receipt and sufficiency of which are hereby acknowledged, John S. Irvin, Grantor, has bargained and sold, and by these presents does transfer and convey unto the said Philip E. Fleming and wife, Paula V. Fleming, Grantees, their heirs, successors, and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

See Exhibit A attached hereto.

This is improved property, known as 1419 Graybar Lane.

This conveyance is expressly made subject to the following:

1. Existing Building Restrictions.

2. Zoning Ordinances.

3. Public Utility Easements of Record.

4. Sanitary sewer and/or storm drainage easement of record in Book 3965, page 892, Register's Office of Davidson County.

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, successors, and assigns, forever.

And Grantor does covenant with the said Grantees that Grantor is lawfully seized and possessed of said land in fee simple; has a good right to convey it, and the same is unencumbered and unrestricted except as to those matters set forth above to which this conveyance is expressly made subject.

And Grantor does further covenant and bind Grantor, his heirs, successors, and assigns, to warrant and forever defend the title to the said land to the said Grantees, their heirs, successors, and assigns against the lawful claims of all persons whomsoever except as to those matters set forth above to which this conveyance is expressly made subject.

Elizabeth Keir Irvin, wife of John S. Irvin, joins in this instrument for the sole purpose of conveying all her right, title and interest in the herein described property to Grantees, but without any covenates or warranties.

Witness my hand this 4th day of December, 1985.

John S. Irvin
JOHN S. IRVIN

Elizabeth Keir Irvin
ELIZABETH KEIR IRVIN

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Denise M. Laumeyer, a Notary Public of said County and State, JOHN S. IRVIN, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at Office, this 4th day of December, 1985.

Denise M. Laumeyer
Notary Public

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My Commission Expires: 3-8-89

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Denise M. Laumeyer, a Notary Public of said County and State, ELIZABETH KEIR IRVIN, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at Office, this 4th day of December, 1985.

Denise M. Laumeyer
Notary Public

My Commission Expires: 3-8-89

DENISE M. LAUMEYER NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

0549B/11-26-85

EXHIBIT A

DESCRIPTION OF REAL PROPERTY:

Land in Davidson County, Tennessee, being lot no. 41 of Block M, on the map of Maplehurst, of record in Book 843, pages 22 and 23, Register's Office for said County.

Said lot no. 41 fronts 200 feet on the southerly side of Graybar Lane, and runs back between parallel lines, 300 feet to a dead line in the rear on which it measures 200 feet.

Being the same property conveyed to John S. Irvin and wife, Elizabeth Irvin, by deed from T. Fontelle Flock and wife, Marjorie S. Flock, of record in Book 2910, page 371, Register's Office for Davidson County, Tennessee.

5 8 5 4 4

IDENTIFICATION REFERENCE

Dec 5 12 30 PM '85

FELIX Z. WILSON III REGISTER
DAVIDSON COUNTY, TN

0550B/11-26-85

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

182500.00- CONT.
474.50 CSTAX
.50 PRFEE
12.00 MORTGD
CHECK 487.00-
3268A12/05/85 BAL .01

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

5 8 5 4 4

IDENTIFICATION REFERENCE

Dec 5 12 30 PM '85

FELIX Z. WILSON TN REGISTER
DAVIDSON COUNTY, TN

No. 198329