THIS INSTRUMENT PREPARED BY:
Andrew B. Gibson, Jr.
Suite 202, Noel Place
200 Fourth Avenue North
Nashville, Tennessee 37201

BOOK 6813 PAGE 45

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $218,000.00

AFFIANT

Subscribed and sworn to before me this 24 day of March, 1986.

NOTARY PUBLIC

My Commission Expires: 7-17-88

8 6 1 3 1

IDENTIFICATION REFERENCE

MAR 26 10 23 AM '86
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

RUSH

WARRANTY DEED

ADDRESS OF NEW OWNER:

SAM M. FLEMING
810 Jackson Boulevard
Nashville, Tennessee 37205

SEND TAX BILLS TO:

SAME

Map and Parcel No:

Map 104-9; Parcel 53
26W-1900

For and in consideration of the sum of TEN AND NO/100 ($10.00) DOLLARS cash in hand paid by the grantee hereinafter named, and subject to a Deed of Trust of record in Book 6387, page 581, Register's Office of Davidson County, Tennessee, which evidenced an original debt of ONE HUNDRED SIXTY-EIGHT THOUSAND ($168,000.00) DOLLARS payable to Williamson County Bank, and other good and valuable consideration, the receipt of which is hereby acknowledged, I, DAN M. FLEMING, being an unmarried person, have bargained and sold, and by these presents do transfer and convey to SAM M. FLEMING, his successors and assigns forever, certain tracts or parcels of land in Davidson County, State of Tennessee, described as follows:

LAND in Davidson County, Tennessee, being Lot No. 168 on the plan of Richland Realty Company's Second Subdivision, Division "B", of record in Book 332 at page 92, Register's Office for said County.

Said Lot No. 168 fronts 50 feet on the southeasterly margin of Central Avenue and extends back between parallel lines 192.5 feet, more or less, to an alley.

Being the same property conveyed to Dan M. Fleming by Deed from Calvin L. Tate and wife, Teresa L. Tate, of record in Book 6387, page 578, Register's Office for Davidson County, Tennessee.

CHECK

This conveyance is made subject to property taxes for 1986 which have been prorated and for which Grantee is responsible, and further subject to Deed of Trust of record in Book 6387, page 581, Register's Office of Davidson County, Tennessee and as outlined above.

THIS IS IMPROVED PROPERTY KNOWN AS 3715 CENTRAL AVENUE, NASHVILLE, TENNESSEE 37205.

To have and to hold the said tracts or parcels of land, with the appurtenances, estate, title and interest thereto to the said SAM M. FLEMING , his successors and assigns forever.

DAN M. FLEMING further covenants and binds himself and his representatives to warrant and forever defend the title to the said land to the said SAM M. FLEMING, his successors and assigns, against the lawful claims of all persons whomsoever.

Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the premises.

IN WITNESS WHEREOF, DAN M. FLEMING has hereunto set his hand on this 24 day of March, 1986.

Dan M. Fleming

DAN M. FLEMING (an unmarried person)

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named DAN M. FLEMING, the bargainor, 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 and official seal at Nashville, Tennessee this 24 day of March, 1986.

John P. Gibson, Jr.

NOTARY PUBLIC

My Commission Expires:

11-1-87

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

RECEIVED OF _____ BOOK 6813 PAGE 47

FOR _____

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

21800.00- CAMT
566.80 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 573.30-
667 A03/26/86 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

8613 1

IDENTIFICATION REFERENCE

MAR 26 10 23 AM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 230903