FILE BOX 9

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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 $60,000.00

Kenton B. Rea
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th DAY OF May 1986.

John V. Adams
Notary Public

MY COMMISSION EXPIRES: 11-1-87
(AFFIX SEAL)

NOTARY PUBLIC AT LARGE TENNESSEE

THIS INSTRUMENT WAS PREPARED BY
John V. Adams, Attorney
3813 Cleghorn Ave., Nashville, Tennessee 37215

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Kenton B. Rea ET UX (NAME)	Regency Mortgage Inc. (NAME)	Map 90-8
220 Forrest Valley Circle (STREET ADDRESS OR ROUTE NUMBER)	260 Regency Court (STREET ADDRESS)	Parcel 183
Nashville, TN. 37209 (CITY) (STATE) (P. O. ZIP)	Waukesha, Wisconsin 53186 (CITY) (STATE) (ZIP)	FB# 8DA 20 441

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, James A. Fleming and wife, Doris T. Fleming

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Kenton B. Rea and wife, Mary E. Rea

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:

Land in Davidson County, Tennessee, being Lot No. 12 on the plan of Charlotte Park Annex, of record in Book 3700, page 49, Register's Office for said County.

Said Lot No. 12 fronts 50 feet on the southwesterly margin of Robertson Avenue and extends back 150 feet on the northwesterly line and 150 feet on the southeasterly line to a dead line in the rear, measuring 50.09 feet thereon.

Being part of the same property conveyed to James A. Fleming and wife, Doris T. Fleming by quitclaim deed from John V. Adams, Trustee of record in Book 5554, page 53, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to: (a) property taxes for 1986 for which Grantees will be responsible; (b) restrictive covenants of record in Book 3963, page 586, Register's Office for said County; and (c) the matters set forth on said plan.

0 4 3 6

IDENTIFICATION REFERENCE

MAY 27 3 55 PM '86

FELIX J. WILSON, REGISTER
DAVIDSON

This is { unimproved ( ) / improved (X) } property, known as 6409 Robertson Rd. Nashville, Tennessee 37209
(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 our hand s this 20th day of May, 19 86

James A. Fleming

Doris T. Fleming

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, John V. Adams, a Notary Public in and for said County and State, the within named James A. Fleming and wife, Doris T. Fleming

the bargainor S, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 20th day of May 1986.

Commission expires 11-1-87

John V. Adams
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
James A. Fleming and wife,
Doris T. Fleming

TO
Kenton B. Rea and wife,
Mary E. Rea

Prepared By:
John V. Adams, Attorney
3813 Cleghorn Ave.
Nashville, TN 37215

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

RECEIVED OF _____

FOR _____

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CO - CONVEYANCE
MO - MORTGAGE
WD - WARRANTY DEED
TD - TRUST DEED
CC - CERTIFIED COPY
REL - RELEASE
UCC - UNIFORM COMMERCIAL CODE
MISC - MISCELLANEOUS
CO TX - STATE TAX CONVEY
MO TX - STATE TAX MORT
PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			6000.00- CO TX 156.00 CO TX .50 PRFEE 6.00 MISC	
8454405/27/86			CHECK	162.50-

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

04496

IDENTIFICATION REFERENCE

MAY 27 3 55 PM '86

FELIX Z. WILSON, II
DAVIDSON COUNTY, TENN.

No. 252185