This Instrument Prepared by:
Gayle T. Moyer, Attorney at Law
City Hall Mall
Franklin, TN 37064

Map and Parcel No. 133-15-69
and 133-15-63

Send Tax Statements To:
Gulf States Mortgage Co., Inc.
2781 Whitley Road NW
Atlanta, GA 30339

Name/Address New Owner:
Mr. and Mrs. Kenneth Fleming
Route 3, Hillsboro Road
Franklin, Tennessee 37064

Name of Mortgagee:
Gulf States Mortgage Co., Inc.
2781 Whitley Road NW
Atlanta, GA 30339

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF Ten ($10.00) Dollars, cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, I, -DARRELL L. WALTRIP, have bargained and sold and by these presents do transfer and convey unto KENNETH L. FLEMING and wife, NANCY V. FLEMING, their heirs and assigns forever, the following described property, to wit:

TRACT ONE: Land in Davidson County, Tennessee, being Lot No. 18 on the Plan of Herbert Heights, Section II, as of record in Book 3500, page 83, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

TRACT NO. TWO: Land in Davidson County, Tennessee, being Lot No. 19 on the Plan of Herbert Heights, Section I, as of record in Book 3500, page 28, Register's Office of Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to Darrell L. Waltrip by deed from Robert C. Smithson, of record in Book 6383, page 76, Register's Office of Davidson County, Tennessee.

TO HAVE AND TO HOLD said tract of land, together with all improvements thereon and all appurtenances thereunto belonging unto the said Grantees, their heirs and assigns forever.

AND I DO COVENANT with the said Grantees, their heirs and assigns, that I am lawfully seized and possessed of said property, that I have a good and lawful right to sell and convey the same, and that it is free from any lien or encumbrance whatsoever with the following exceptions:

1. All matters shown on the plan of Herbert Heights, Section II, as of record in Book 3500, page 83, Register's Office of Davidson County, Tennessee, as applicable.
2. All matters shown on the plan of Herbert Heights, Section I, as of record in Book 3500, page 28, Register's Office of Davidson County, Tennessee.
3. Restrictive covenants of record in Book 3535, page 11, Register's Office of Davidson County, Tennessee.
4. Restrictive covenants of record in Book 3704, page 430, Register's Office of Davidson County, Tennessee.

AND I DO FURTHER COVENANT and bind muyself, my heirs and assigns, to warrant and defend the title thereto against the lawful claims and demands of all persons whomsoever.

Stephanie Waltrip, wife of Darrell L. Waltrip joins in the execution of this instrument to convey all right, title and interest in the subject property which she may have by virtue of her marriage to Darrell L. Waltrip.

IN TESTIMONY WHEREOF, we have hereunto set our signatures, this the 31 day of December, 1986.

Darrell L. Waltrip
DARRELL L. WALTRIP

Stephanie Waltrip
STEPHANIE WALTRIP

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, MARK HARTZOG, a Notary Public in and for said County and State, the within named DARRELL L. WALTRIP and wife, STEPHANIE WALTRIP the bargainors, 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 seal, at Franklin, Tennessee, on this 31st day of Dec, 1986.

My Commission Expires:
NOV-14-1990

Notary Public

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

I certify that the actual consideration or value, whichever is greater, for this transfer is the sum of $126,450.00.

Kenneth L. Herring
Affiant

Sworn to and subscribed before me on this the 31st day of December, 1986.

My Commission Expires:
Jan. 9, 1989

Donna L. Savage
Notary Public

DONNA L. SAVAGE NOTARY PUBLIC

8013 8

IDENTIFICATION REFERENCE

JAN 5 3 32 PM '87

REGISTER'S OFFICE
DAVIDSON COUNTY, TN

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

RECEIVED OF _____

FOR _____

BOOK 7096 PAGE 102

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

126450.00- CAMT.
353.92 CSTTX
.50 PRFEE
6.00 MORTG
CHECK 360.42-1
5187R01/05/87 SAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

80138

IDENTIFICATION REFERENCE

JAN 5 3 32 PM '87

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 30830