THIS INSTRUMENT PREPARED BY: **WILKINS & IVEY**, Attorneys
2405 Crestmoor Road, Nashville, Tennessee 37215-0157

ADDRESS NEW OWNER:
Rhonda Fleming
1904 Lombardy Avenue
Nashville, TN 37215

MORTGAGEE:
SAME

MAP-PARCEL NUMBERS:
117-07
22
16DA 01480

BOOK 7824 PAGE 176

WARRANTY DEED

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, David C. Andrew and wife, Deborah K. Andrew hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto Rhonda Fleming hereinafter called the Grantee, Grantee's 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 the easterly 75 feet of Lot No. 4, Block "B", on the plan of Walter Stokes Homeplace Subdivision No. 1, of record in Book 974, Page 92, Register's Office for said County.

SAID part of Lot No. 4 of Block "B" fronts 75.00 feet on the northerly margin of Lombardy Avenue and extends back between parallel lines 175.00 feet to a dead line.

BEING the same property conveyed to David C. Andrew and wife, Deborah K. Andrew, by deed from Michael B. Reid and wife, Susan C. Reid, of record in Book 7133, Page 884, Register's Office for Davidson County, Tennessee.

2745 APR 25 11 17 AM '89

8844 04/25 0101 03CHECK 452.00

This is (xx)improved property, known as 1904 Lombardy Avenue, Nashville, TN 37215.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever; and Grantor covenants with the said Grantee 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, unless otherwise herein set out; and Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever. (As to a corporate or partnership party, the reference to "heirs" shall be deemed to read "successors".)

Witness the execution hereof this 24th day of April, 19 89.

Deborah K. Andrew

David C. Andrew

STATE OF TENNESSEE
COUNTY OF Davidson

On this 24th day of April, 19 89, before me personally appeared David C. Andrew and wife, Deborah K. Andrew, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged that he executed the same as their free act and deed.

My Commission Expires: Oct 9, 1991

Notary Public

STATE OF TENNESSEE
COUNTY OF _____

BOOK 7824 PAGE 177

Before me, the undersigned, of the State and County aforesaid, personally appeared _____, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged ____self to be the President (or other officer authorized to execute the instrument) of the _____, the within named bargainor, a corporation, and that he as such _____, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by ____self as _____. Witness my hand and official seal, at office in _____, Tennessee, this _____ day of _____, 19__.

My Commission Expires:_____

_____
Notary Public

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $ 135,000.00.

_____
Affiant

Subscribed and sworn to before me, this the 24th day of April, 1989.

My Commission Expires: Oct 9, 1991

_____
Notary Public

WARRANTY DEED

from:
David C. Andrew and wife, Deborah K. Andrew

to:
Rhonda Fleming

WILKINS & IVEY

Attorneys at Law
2405 Crestmoor Road
P.O. Box 150157
Nashville, Tennessee 37215-0157

TN 28362

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

RECEIVED OF _____

FOR _____

BOOK 7824 PAGE 178

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

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL



CAMT 135000.00
CON TX 445.50
PRFEE 0.50
RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK WREG 6.00
TOTAL 452.00
CHECK 452.00

27486

APR 25 11 17 AM '89

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No. 203193

