MORTGAGEE: SAM M. FLEMING

BOOK 7959 PAGE 291

FORM No. WD-1

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $200,000.00

Natalie A. Winningham
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10th DAY OF October, 19 89

Tracy D. Dyer
Notary Public

MY COMMISSION EXPIRES: 8-4-91

(AFFIX SEAL)

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

THIS INSTRUMENT PREPARED BY Brenda Franks Hale

HALE & HALE ATTORNEYS, 312 First Tennessee Bank Building, Franklin, Tennessee 37064

NAME	ADDRESS	
ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Natalie A. Winningham	NEW OWNER	Map 104-9
(NAME)	(NAME)	
3715 Central Avenue		Parcel 53
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	Field Book 26W-1900
Nashville, TN 37205		
(CITY) (STATE) (P.O. ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, SAM M. FLEMING

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO NATALIE A. WINNINGHAM, unmarried

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. 168 on the plan of Richland Realty Company's Second Subdivision, Division "B", of record in Book 332, 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 Sam M. Fleming by warranty deed from Dan M. Fleming, unmarried of record in Book 6813, page 45, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the plan of Richland Realty Company's Second Subdivision, Division "B", of record in Plat Book 332, page 92, Register's office for Davidson County, Tennessee.

The above described property is not the principal residence of the Grantor.

5056 10/12 0101 03CHECK 667.00

This is improved (XX) unimproved ( ) property, known as 3715 Central Avenue, Nashville, Tennessee 37205
(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 heir 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 covey 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 my hand this 10th day of October, 19 89

Sam M. Fleming

Sam M. Fleming

BOOK 7959 PAGE 292

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named Sam M. Fleming

the bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 10th day of October 19 89

Commission expires 4-21-93

Notary Public

STATE OF TENNESSEE
COUNTY OF

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 (their several oaths) acknowledged (themselves) to be the and respectively of the the within named bargainor, and corporation, and that (he) (they) as such and being authorized so to do, execute 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
Sam M. Fleming

TO
Natalie A. Winningham

RETURN TO:
HALE & HALE ATTORNEYS
312 First Tennessee Bank Building
Franklin, Tennessee 37064

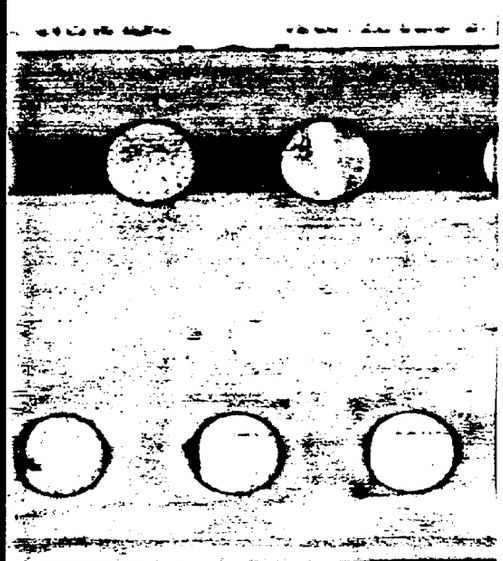
73467

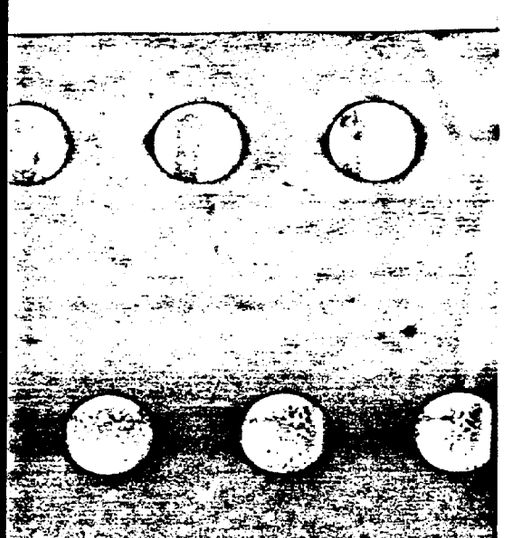
IDENTIF. REFERENCE

OCT 12 9 50 AM '89

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY TN.

MAIL ENV.





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

RECEIVED OF _____

FOR _____

BOOK 7959 PAGE 293

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 200000.00
CON TX 660.00
PRFEE 1.00
WDEED 6.00
TOTAL 667.00
CHECK 667.00

10/12/89 01 09:51 0001 5056

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

734067

IDENTIF. REFERENCE

OCT 12 9 50 AM '89

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TN.

No. 257228