This Instrument Prepared WITHOUT TITLE SEARCH, By:
JOHN T. GWIN, ATTORNEY AT LAW
2332 North Mt. Juliet Road
Post Office Box 888
Mt. Juliet, TN 37122

BOOK 8435 PAGE 401

ADDRESS NEW OWNER:
John Michael Mena and Tracey Marie Mena
1410 Cleves Street
Old Hickory, Tennessee 37138

SEND TAX BILL:
To Owner

MORTGAGEE:
Estelle Wright Fleming
1408 Cleves Street
Old Hickory, Tennessee 37138

MAP AND PARCEL:

MAP	53
GROUP	3
PARCEL	351
FBN	04D-4300

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, Estelle Wright Fleming, a widow, hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto John Michael Mena and wife, Tracey Marie Mena, 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:

> Being Lot No. 232 on the Plan of Section "B", Village of Old Hickory, of record in Book 1424, page 67, Register's Office for Davidson County, Tennessee.
>
> Said Lot No. 232 fronts 76.7 feet on the westerly side of Cleves Street and runs back 148.9 feet on the northerly line and 148.8 feet on the southerly line to a dead line, measuring 76.7 feet thereon.
>
> This is the same description as the prior deed of record.
>
> Being the same property conveyed to Estelle Wright Fleming, a widow, by deed from Mary Elizabeth Wright, a widow, dated January 29, 1960, as of record in Book 3029, page 371, Register's Office for Davidson County, Tennessee.

This is improved property known as 1410 Cleves Street, Old Hickory, TN 37138.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said John Michael Mena and wife, Tracey Marie Mena, their heirs and assigns, forever; and I, Estelle Wright Fleming, a widow, do covenant with the said Grantees that I am 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 I do further covenant and bind myself, my 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 shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this the 3rd day of September, 1991.

Estelle Wright Fleming

Estelle Wright Fleming

STATE OF TENNESSEE)
COUNTY OF WILSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Estelle Wright Fleming, a widow, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within Warranty Deed for the purposes therein contained. Witness my hand and official seal at Mt. Juliet, Tennessee, this the 3rd day of September, 1991.

Patricia M. Durin

NOTARY PUBLIC

My Commission Expires: March 13, 1993

STATE OF TENNESSEE)
COUNTY OF WILSON)

The actual value or consideration, whichever is greater, for this transfer is $ 45,000.00.

John M. Adams

AFFIANT

Subscribed and sworn to before me
this 3rd day of September, 1991.

Patricia M. Durin

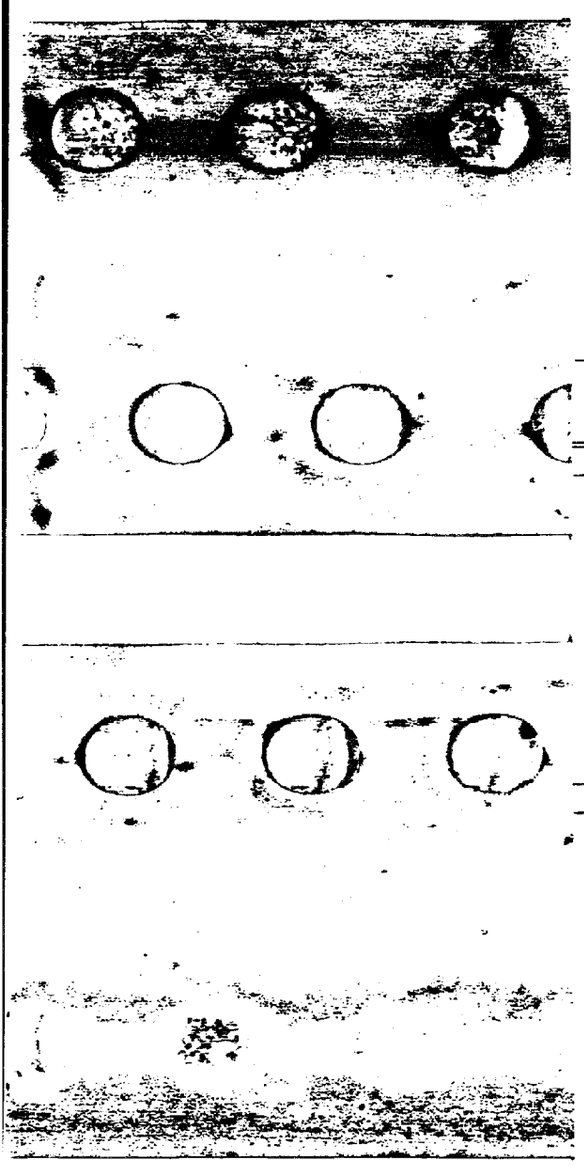
NOTARY PUBLIC

7814 09/04 0101 03CHECK 173.50

My Commission Expires: March 13, 1993

SEP 4 | 45 PM '91

443 2C



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

RECEIVED OF _____

FOR _____

BOOK 8435 PAGE 403

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

CAMT	45000.00
CON TX	166.50
PRFEE	1.00
WDEED	6.00
TOTAL	173.50
CHECK	173.50

09/04/91 01 13:46 0001 781

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

44325

TENNESSEE REFERENCE

SEP 4 1 44 PM '91

No. 456102