Prepared by:
Joseph B. Pitt, Jr., Attorney
First American Center, #105
Nashville TN 37238-0105
265691
Box 35

24

WARRANTY DEED

BOOK 8653 PAGE 566

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBER
Glenn A Fleming	Same	135-14-A
(NAME)	(NAME)	
912 Blue Mountain Lane		178 Co
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Antioch, TN 37013		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100---------- ----------($10.00)---------- *Dollars,*

cash in hand paid by the Grantee(s) and other good and valuable considerations accepted as cash, the receipt and sufficiency of which is hereby acknowledged,

JAMES J. TORNABENE, JR. and wife, CYNTHIA L. TORNABENE,

have this day bargained and sold, and do hereby transfer and convey unto the said GLENN A. FLEMING AND WIFE RITA E. FLEMING

_____

_____ *the Grantees herein, their (successors), heirs and assigns,*

certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being Lot No. 178 on the Plan of Final Plat, Phase Four, Pinnacle Point Subdivision, of record in Book 6900, page 524, Register's Office for said County.

Said Lot No. 178 fronts 60.56 feet on the broken northeasterly margin of Blue Mountain Lane and extends back 99.48 feet on the southeasterly line and 96.45 feet on the northwesterly line to a dead line in the rear, measuring 72.45 feet thereon.

Being the same property conveyed to James J. Tornabene, Jr. and spouse, Cynthia L. Tornabene, by deed from Michael E. Garey and Susan J. Garey, husband and wife, of record in Book 8321, page 850, Register's Office for Davidson County, Tennessee.

E 9931

IDENTIF. REFERENCE

JUN 17 8 56 AM '92

FELIX Z. WILSON REGISTER
DAVIDSON COUNTY TN.

1916 06/17 0101 03CHECK 399.20

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 106,000.00

Subscribed and sworn to before me this the 15th *day of* June *1992*

Affiant

My commission expires: _____ *(Affix Seal)*

Notary Public

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

unimproved ( )
This is improved (X) property, known as 912 Blue Mountain Lane, Antioch TN 37213 *(House Number) (Street) P.O. Route (City or Town)*

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantees their (successors), heirs and assigns forever we covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except as shown on reverse hereof.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, their (successors), heirs and assigns, against the lawful claims of all persons.

Whenever 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 hands this 27th *day of* February, *1992, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

X James J. Tornabene, Jr.
JAMES J. TORNABENE, JR.

X Cynthia L. Tornabene
CYNTHIA L. TORNABENE

8653

STATE OF ~~TENNESSEE~~ Illinois
COUNTY OF ~~DAVIDSON~~ Cook

BOOK 8653 PAGE 567

Personally appeared before me Teri Rotheiser, *a Notary Public in and for said County and State* JAMES J. TORNABENE, JR. and wife, CYNTHIA L. TORNABENE, *the within named bargainor* S, *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 official seal at Schaumburg, Illinois ~~Tennessee~~ *this* 27 *day of* February, *19* 92.

Teri Rotheiser *Notary Public*

OFFICIAL SEAL
TERI ROTHEISER
NOTARY PUBLIC, STATE OF ILLINOIS
MY COMMISSION EXPIRES 9/15/95

Commission expires 9/15/95

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, _____, *a Notary Public 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* _____ *of the* _____, *the within named bargainor, a corporation, and that* _____ *he as such* _____ *being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by* _____ *self as* _____

Witness my hand and seal, at office in _____, *this* _____ *day of* _____, *19*____.

_____ *Notary Public*

Commission expires _____

Encumbrances:

Taxes for 1992: A lien, but not yet due or payable.

Covenants, conditions, and restrictions of record in Book 7032, page 733, and Book 7067, page 739, Register's Office for Davidson County, Tennessee.

All matters shown on Plan of record in Book 6900, page 524, in said Register's Office, which shows a designated building envelope and a 15 and 10 foot public utility and drainage easement along the front and rear lines, respectively, of said lot.

Mortgage Loan Inspection by John Kohl & Co., P.C., dated March 19, 1991, discloses that the concrete drive encroaches on the 15 foot public utility and drainage easement.

WARRANTY DEED

FROM

TO

Compliments of
Chicago Title Insurance Company
First Floor — First American Center
Phone 255-4631
NASHVILLE, TENNESSEE 37238



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 8653 PAGE 568

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 106000.00

CON TX	392.20
PRFEE	1.00
WDEED	6.00
TOTAL	399.20
CHECK	399.20

06/17/92 01 08:56 0001 1916

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

I 9 9 3 1

IDENTIF. REFERENCE

JUN 17 8 56 AM '92

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TN.

No. 541657