This Instrument Prepared By:

Lehman Land Title, Inc.
5211 Maryland Way, Suite 1060
Brentwood, TN 37027

FILE BOX
#52

BOOK 8687 PAGE 40

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Theodore H. Fletcher	First Republic Mortgage	060-02-0-223.00
(NAME)	(NAME)	
3027 Creekwood Drive	6012 Wilmington Pike	
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, TN 37207	Dayton, Ohio 45459	
(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 Theodore H. Fletcher and wife, Shirley K. Fletcher and other good and valuable considerations accepted as cash the receipt of all of which is hereby acknowledged,

Charles Walker Burkes and Margaret Elizabeth Burkes

have this day bargained and sold, and do hereby transfer and convey unto the said Theodore H. Fletcher and wife, Shirley K. Fletcher

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. 213 on the Plan of Parkwood Estates, Section 1, of record in Book 2900, Page 119, Register's Office for Davidson County, Tennessee.

Said Lot No. 213 fronts 81.5 feet on the northerly side of Creekwood Drive and runs back between lines 130 feet on the westerly line and 142.3 feet on the easterly line, to a dead line in the rear, on which it measures 57 feet.

Being the same property conveyed to Charles Walker Burkes and Margaret Elizabeth Burkes by deed from Lela M. Roberts, an unmarried person of record in Book 5084, Page 386, Register's Office for Davidson County, Tennessee.

This conveyance is subject to (1) Taxes (2) All restrictions of record (3) All easements of record (4) All visible easements (5) All matters appearing on the Plan of record (6) All applicable Governmental and zoning regulations.

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value whichever is greater, for this transfer is $ 59,900.00

Subscribed and sworn to before me this the 27th *day of* July *19* 92

Affiant Shirley K. Fletcher

Notary Public [illegible]

My Commission expires: _____ *(Affix Seal)*

NOTARY PUBLIC LARGE

This is improved (X) unimproved ( ) property, known as 3027 Creekwood Drive Nashville, TN 37207

(House Number) (Street) P.O. Address: (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.

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* July *, 19* 92 *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Charles Walker Burkes
Charles Walker Burkes

Margaret Elizabeth Burkes
Margaret Elizabeth Burkes

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

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Personally appeared before me _____, *a Notary Public in and for said County and State* Charles Walker Burkes and Margaret Elizabeth Burkes

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 Brentwood, *Tennessee, this* 27th *day of* July, *19* 92

_____ *Notary Public*

Commission expires 3-15-95

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

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 _____

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this _____ *day of* _____, *19* _____ *before me, the undersigned, a Notary Public in and for said County and State, personally appeared* _____, *to me known (or proved by me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of* _____, *and acknowledged that* _____ *executed the same as the free act and deed of said* _____.

Witness my hand and official seal at _____, *Tennessee, this* _____ *day of* _____, *19* _____.

_____ *Notary Public*

My Commission Expires _____

3 1 5 4 5

IDENTIF. REFERENCE

JUL 29 11 40 AM '92

FELIX A. ROBERTSON REGISTER
DAVIDSON COUNTY TN.

0050 07/29 0101 03CHECK 230.63

WARRANTY DEED

FROM
Charles Walker Burkes and
Margaret Elizabeth Burkes

TO
Theodore H. Fletcher and wife,
Shirley K. Fletcher

Compliments of
LEHMAN LAND TITLE, INC.
155 Franklin Road, Suite 151
Brentwood, Tennessee 37027
Phone (615) 371-8999

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

RECEIVED OF _____

FOR _____

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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 59900.00
CON TX 221.63
PRFEE 1.00
WDEED 8.00
TOTAL 230.63
CHECK 230.63

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

07/29/92 01 11:40 0001 0050

IDENTIF. REFERENCE

3 1 5 4 5

JUL 29 11 40 AM '92

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TN.

No. 554719