STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 43,500.00
Patricia O. Fleming
Affiant
SUBSCRIBED AND SWORN TO BEFORE ME THIS THE
4th DAY OF December 1992
Notary Public
MY COMMISSION EXPIRES 7/23/94
(AFFIX SEAL)

Return To: **THIS INSTRUMENT WAS PREPARED BY**

Greater Nashville Title & Closing Company 223 Madison St., S. 106 Madison, TN 37115

WARRANTY DEED

| ADDRESS NEW OWNER(S) AS FOLLOWS | SEND TAX BILLS TO | MAP-PARCEL NUMBERS |
|---|---|---|
| Patricia O. Fleming | Peoples Bank of Dickson | 82-2-297 |
| (NAME) | (NAME) | |
| 1012 Pennock Avenue | P. O. Box 734 | |
| (ADDRESS) | (ADDRESS) | |
| Nashville, TN 37217 | Dickson, TN 37217 | |
| (CITY) (STATE) (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, Canaan Properties

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Patricia O. Fleming

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. 15 in the George W. Steinback's Plan of lots in East Nashville, being a subdivision of Lucy H. Lindsley Tract, as of record in Book 161, Page 141, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to Canaan Properties by Quitclaim Deed from Sharon W. Reynolds, of record in Book 8759, Page 241, Register's Office for Davidson County, Tennessee.

7.3360

IDENTIFICATION REFERENCE

Dec 14 11 10 AM '92

JACK Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

1344 12/14 0101 03CHECK 169.95

DeMarco Reynolds joins in this conveyance for the purpose of conveying any and all marital interest he may have in and to the above described property by virtue of his failure to join in the conveyance of record in Book 8759, Page 241, Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved ( X ) property, known as 1012 Pennock Avenue (House Number) (Street) Nashville, Tennessee 37207 (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 heirs 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 convey 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 our hands this 4th day of December, 19 92

DeMarco Reynolds

Cannan Properties, A Partnership
By: Sharon W. Reynolds Partner

Thomas Taylor Partner

BOOK 8812 PAGE 713

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 DeMarco Reynolds

the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal at Madison, Tennessee, this 4th day of December, 19 92

Commission expires 7/23/94

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 _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ 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

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned authority, of the State and County aforesaid, personally appeared Sharon W. Reynolds and Thomas Taylor, with whom I am personally acquainted, and who, upon oath, acknowledged themselves to be the partners of CANAAN PROPERTIES, the within named bargainor, a partnership and that they as such partners, being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the partnership by themselves as partners.

Witness my hand and seal this 4th day of December, 1992.

My commission expires: 7/23/94

Notary Public

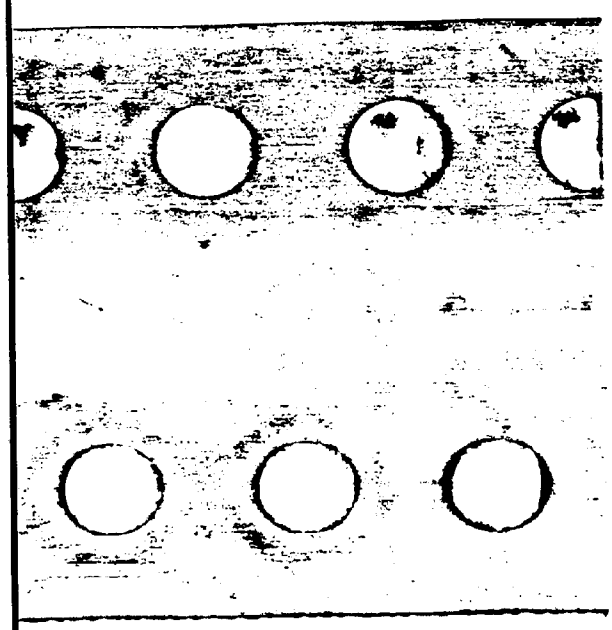


Greater Nashville Title and Closing Company
223 Madison St., Suite 106
Madison, TN 37115
(615) 865-1470

WARRANTY DEED

FROM:
CANAAN PROPERTIES

TO:
PATRICIA O. FLEMING



**OFFICIAL RECEIPT**

**FELIX Z. WILSON, II**

**REGISTER OF DAVIDSON COUNTY**
**NASHVILLE, TENNESSEE**

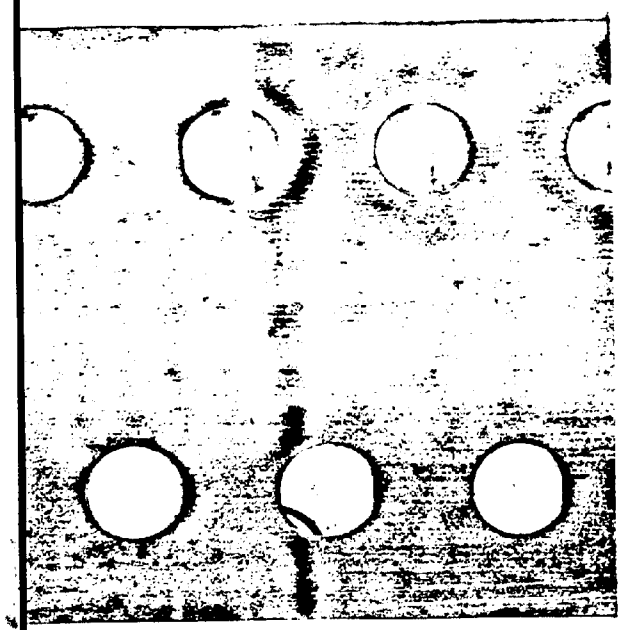
**RECEIVED OF** _____

**FOR** _____

BOOK 8812 PAGE 714

| | | |
|---|---|---|
| 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 | 43500.00 |
| CON TX | 160.95 |
| PRFEE | 1.00 |
| WDEED | 8.00 |
| TOTAL | 169.95 |
| CHECK | 169.95 |

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

12/14/92 01 11:08 0001 1344

7.3 3.6.0

IDENTIFI REFERENCE

Dec 14 11 10 AM '92

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

**No.** 600543