This Instrument Prepared By:
Stokes & Bartholomew, P.A.
424 Church Street, Suite 2800
Nashville TN 37219
Return to Box 50

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ADDRESS NEW OWNER:
Eugene C. Fleming and Karen M. Fleming
4400 Belmont Park Terrace, Unit 127
Nashville, Tennessee 37215

SEND TAX BILL:
To Owner

MORTGAGEE:

MAP AND PARCEL:

MAP	158
GROUP	4A
PARCEL	121

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, we, Edward W. Karrels and wife, Marjorie C. Karrels, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Eugene C. Fleming and wife, Karen M. 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:

Land in Davidson County, Tennessee, being Lot No. 63 on the Plan of Section Three, Otter Wood, of record in Plat Book 6900, pages 788, 789, and 790Register's Office for Davidson County, Tennessee.

Said Lot No. 63 fronts 36.5 feet on the easterly margin of Wynstone and extends back 440.0 feet on the northerly line and 514.86 feet on the southerly line to a broken line in the rear measuring 492.75 feet thereon.

Being the same property conveyed to Edward W. Karrels and wife, Marjorie C. Karrels, by deed from Otter Wood, ltd., a Tennessee Limited Partnership, of record in Book 7775, page 684, Register's Office for Davidson County, Tennessee.

This is unimproved property known as 23 Wnystone, Nashville, TN 37215.

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

1. 1993 property taxes which are not yet due and payable.
2. The Plan of record in Book 6900, page 788, 789, and 790, said Register's Office, shows and Owner's Certificate, a 10 foot easement for public utility and drainage purposes along the rear line.

3 Declaration of Covenants, Conditions, Liens Easements, and Restrictions, including, but not limited to, easements, assessments, special assessments, charges and liens, contained in an instrument of record in Book 7260, page 483, said Register's Office.

Reciprocal Easment Agreement of record in Book 7968, page 890, said Register's Office

Right of others in and to the common areas.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Eugene C. Fleming and

Reciprocal Easment Agreement of record in Book 7968, page 890, said Register's Office Right of others in and to the common areas.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Eugene C. Fleming and wife, Karen M. Fleming, their heirs and assigns, forever; and we, Edward W. Karrels and wife, Marjorie C. Karrels, 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 shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

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Witness our hands this the 26th day of February, 1993.

96241

IDENTIFICATION REFERENCE

MAR 1 1 43 PM '93

DAVIDSON COUNTY, TN

Edward W. Karrels

Marjorie C. Karrels

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

7773 03/01 0101 03CHECK 578.80

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Edward W. Karrels and wife, Marjorie C. Karrels, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within Warranty Deed for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this the 26th day of February, 1993.

NOTARY PUBLIC

My Commission Expires: 7/27/96

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

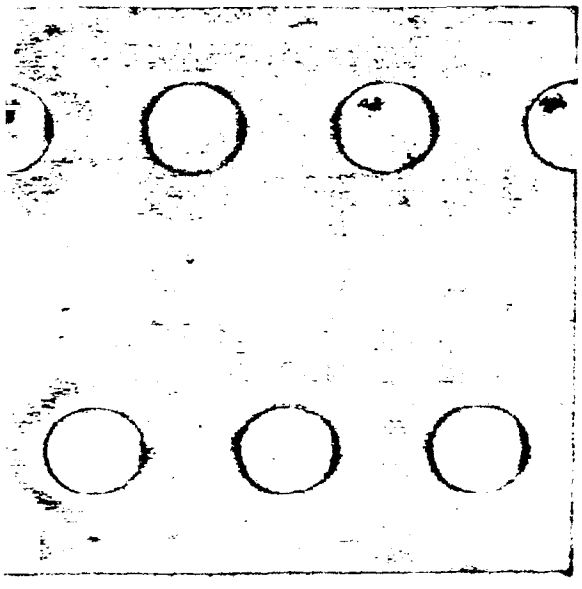
The actual value or consideration, whichever is greater, for this transfer is $ 154,000.00.

AFFIANT

Subscribed and sworn to before me this 26th day of February, 1993.

NOTARY PUBLIC

My Commission Expires: 7/27/96



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



AMT 154000.00
CON TX 569.80
PRFEE 1.00
MTGFEE 8.00
TOTAL 578.80
CHECK 578.80

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

03/01/93 01 13:42 0001 7998

96241

IDENTIFICATION REFERENCE

MAR 1 1 44 PM '93

FELIX Z. WILSON, II
REGISTER
DAVIDSON COUNTY, TN

No. 625586