FROM: Charles A. Fleming,
Grantor

TO: Lovie S. Fleming,
Grantee

This instrument was prepared by:
Alden H. Smith, Jr.
Farris, Warfield & Kanaday
Suite 1800
Third National Financial Cntr.
Nashville, Tennessee 37219

| Address New Owner(s) as Follows: | Name and Address of the Person or Entity Responsible for the Payment of Real Property Taxes | Map-Parcel Numbers |
|---|---|---|
| Lovie S. Fleming<br>3613 General Bates Drive<br>Nashville, TN 37204 | SAME | Map 118-13<br>Parcel 125 |

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**WARRANTY DEED**

2315 06/28 0101 01CASH 12.00

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NO TRANSFER TAX IS DUE ON THIS CONVEYANCE PURSUANT TO TENNESSEE CODE ANNOTATED SECTION 67-4-409(a)(3)(A) AND NO OATH OF VALUE IS REQUIRED PURSUANT TO TENNESSEE CODE ANNOTATED SECTION 67-4-409(a)(5).

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FOR AND IN CONSIDERATION OF love and affection (and no monetary consideration) and for the express purpose of making a conveyance to dissolve a tenancy by the entirety, I, Charles A. Fleming, Grantor, by these presents have hereby bargained and sold, and by these presents do transfer and convey unto my wife, Lovie S. Fleming, Grantee, her heirs, successors, and assigns, all of my right, title and interest in and to a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to wit:

> Being Lot No. 8 on the Plan of Green Acres Subdivision, of record in Book 1424, page 21, Register's Office for said County, and described as follows:
>
> Beginning at a point in the westerly margin of Bates Drive, at an iron pin, the corner of Lots Nos. 7 and 8; thence with the line between said lots westerly 151.3 feet to a concrete monument; thence north 7 deg. west 68.5 feet to the south margin of a 50 foot unnamed street shown on said plan; thence with the margin of said Street, easterly 128.3 feet to the beginning of a curve; thence around said curve southeasterly 31.42 feet to the westerly margin of Bates Drive; thence with the margin of said Drive, southerly 45 feet to another concrete monument, and continuing with the same southerly 15.5 feet to the beginning.
>
> Being the same property conveyed to Charles A. Fleming and wife, Lovie S. Fleming, by deed from Richard C. Light and wife, Vivian C. Light, of record in Book 2480, page 191, and

re-recorded in Book 2491, page 245, Register's Office for Davidson County, Tennessee.

This description is the same as that contained in the prior Deed.

This is improved property, known as 3613 General Bates Drive, Nashville, Tennessee 37204.

This conveyance is expressly made subject to the following:

1. Any and all unpaid real and personal property taxes.

2. All matters shown on the plan of record in Book 1424, page 21, said Register's Office.

3. Restrictions of record in Book 1513, page 53, in Book 1431, page 97, and in Book 1450, page 261, said Register's Office.

4. Any and all easements of record.

5. All matters created, suffered, assumed, accepted or agreed to by Grantor and Grantee during their ownership of the above referenced property as tenants by the entireties.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, her heirs, successors, and assigns, forever.

And Grantor does covenant with Grantee that Grantor is lawfully seized and possessed of said land in fee simple; has a good right to convey it, and the same is unencumbered and unrestricted except as to those matters set forth above to which this conveyance is expressly made subject.

And Grantor does further covenant and bind Grantor, his heirs, successors, and assigns, to warrant and forever defend the title to the said land to the Grantee, her heirs, successors, and assigns against the lawful claims of all persons whomsoever except as to those matters set forth above to which this conveyance is expressly made subject.

Witness my hand this 4th day of March, 1993.

CHARLES A. FLEMING

STATE OF TENNESSEE )
COUNTY OF Davidson

Chas. A. Fleming.

Personally appeared before me, Janice W. Winkler, a Notary Public of said County and State, CHARLES A. FLEMING, 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, at Office, this 10th day of March, 1993.

Janice W. Winkler
Notary Public
My Commission Expires March 26, 1994

My Commission Expires:_____

34655
IDENTIF. ↑ REFERENCE

93 JUN 28 AM 8:08
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

PICK-UP