Mail

THIS INSTRUMENT PREPARED BY:

Homer R. Ayers, Attorney At Law
Bank of Goodlettsville, Suite 201
112 Long Hollow Pike
Goodlettsville, Tennessee 37072

WARRANTY DEED

BOOK 9353 PAGE 167

ADDRESS NEW OWNERS:	PERSON OR ENTITY RESPONSIBLE FOR PAYMENT OF REAL PROPERTY TAXES:	MAP-PARCEL NOS.
Mark Edward Fleming, et ux 1800 Overton Street Old Hickory, TN 37138	Same as New Owner	Map 53-7 Parcel 6 Fld.Bk# 4D 44815

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, DAVID RAY FLEMING, IRENE F. EVANS, JAMES LEE FLEMING, JANICE F. CLARK and JOANN F. WATLINGTON, heirs and residuary beneficiaries of the ESTATE OF JOE D. FLEMING, a/k/a JOE DAVID FLEMING, DECEASED, hereinafter referred to as the "GRANTORS", have bargained and sold, and by these presents do transfer and convey unto MARK EDWARD FLEMING and wife, ANGELA CHRISTINE FLEMING, hereinafter referred to as 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. 52, Section E, Village of Old Hickory, Fourth Civil District, Davidson County, Tennessee, as shown on revised plan recorded December 30, 1948, in Book 1424, page 87, Register's Office for Davidson County, Tennessee, fronting 80 feet on Overton Street, containing 0.70 acres, more or less;

BEING the same property conveyed to Joe D. Fleming and wife, Alma I. Fleming, by deed from E. I. duPont de Nemours and Company, of record in Book 1715, page 206, Register's Office for Davidson County, Tennessee. The said Alma I. Fleming, a/k/a Alma Irene Jones Fleming, died intestate on February 11, 1992, at which time, ownership and title to the said property became vested in Joe D. Fleming, a/k/a Joe David Fleming, as surviving tenant by the entirety. Joe D. Fleming, a/k/a Joe David Fleming, died testate on May 21, 1993, at the age of 84 years. His Last Will and Testament dated July 22, 1973, was admitted to probate in the Probate Court for Davidson County, Tennessee, in the matter of IN RE: JOE DAVID FLEMING, Case No. 93P-1379. The said Will gives, devises and bequeaths all of his estate to his children, David Ray Fleming, Irene F. Evans, James Lee Fleming, Janice F. Clark and Joann F. Watlington, being the only children born to Joe D. Fleming, a/k/a Joe David Fleming, and/or Alma I. Fleming, a/k/a Alma Irene Jones Fleming, during their respective lifetimes, and being the only heirs-at-law of Joe D. Fleming.

The legal description, as hereinabove set forth is the same as that contained in the previous Deed of Record.

The current mailing address for said property is: 1800 Overton Street, Old Hickory, Tennessee 37138.

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, the GRANTORS, 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 warrant that the same is unencumbered, except as follows:

1. Taxes for the year 1994, which are a lien but not yet due and payable, which

have been prorated between the parties and which will be paid by the GRANTEES, in full, when due.

2. Subject to the Plan of record in Book 1424, page 87, said Register's Office, which shows an owner's certificate, a 2.5-foot special utility easement along front line of said lot and two separated 5-foot special utility easements across the middle of said lot.

3. Subject to five special easements, one 11.5 feet wide for sewer, water and electric and/or telephone cable, two 5 feet wide each for water, one 5 feet wide for sewer and one 12 feet wide, more or less, for water, fire hydrant and electric and/or telephone cable; and all rights in connection with said easements, including the ingress and egress over the property for servicing easements reserved by E. I. duPont de Nemours and Company. If special easements are abandoned for the purpose to which the same have been dedicated, all rights thereunder will terminate and such special easements may not be reused for a different or dissimilar purpose. Said easements are listed in the deed of record in Book 1715, page 206, Register's Office for Davidson County, Tennessee, a copy of which is attached hereto.

And WE, the GRANTORS, 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.

The GRANTORS represent and warrant that the ESTATE OF JOE DAVID FLEMING remains open, but that all of the debts, taxes and other obligations owing by Joe David Fleming and/or Alma Irene Jones Fleming, during their respective lifetimes, or by reason of their respective deaths, have been fully paid and satisfied or there is sufficient funds within the ESTATE OF JOE DAVID FLEMING for the payment of said debts and obligations. Further, the undersigned represent and warrant that all unpaid debts and obligations owing by Joe David Fleming and/or Alma Irene Jones Fleming, during their respective lifetimes, or by reason of their respective deaths, will be fully paid and satisfied out of the funds within the ESTATE OF JOE DAVID FLEMING, and the undersigned agree to indemnify and hold harmless the GRANTEES, their heirs or assigns, from any cost, expense or judgment relating to any claim, demand or suit, of whatsoever kind or nature, relating in any manner to the ESTATES OF JOE DAVID FLEMING AND/OR ALMA IRENE JONES FLEMING, including the GRANTEES', their heirs' or assigns' respective attorney's fees, court costs and other litigation expenses.

WITNESS our hands on the day and date acknowledged below.

"GRANTORS"

David Ray Fleming
DAVID RAY FLEMING, individually

Irene F. Evans
IRENE F. EVANS, individually

"GRANTEES"

Mark Edward Fleming
MARK EDWARD FLEMING

Angela Christine Fleming
ANGELA CHRISTINE FLEMING

52845

IDENTIFICATION REFERENCE

94 MAY 23 AM 11:02

FELIX A. ... REGISTER
DAVIDSON COUNTY, TN.

BOOK 9353 PAGE 169

James Lee Fleming

JAMES LEE FLEMING, individually and as
Executor of the Estate of Joe David Fleming, Deceased

Janice F. Clark

JANICE F. CLARK, individually

Joann F. Watlington

JOANN F. WATLINGTON, individually

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Before me, the undersigned, a Notary Public in and for the aforesaid County and State, personally appeared DAVID RAY 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 and official seal at office on this the 20 day of May, 1994.

Patsy C. Davidson

NOTARY PUBLIC

My Commission Expires: 2-3-98

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Before me, the undersigned, a Notary Public in and for the aforesaid County and State, personally appeared IRENE F. EVANS, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office on this the 20 day of May, 1994.

Patsy C. Davidson

NOTARY PUBLIC

My commission expires: 12-6-97

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Before me, the undersigned, a Notary Public in and for the aforesaid County and State, personally appeared JAMES LEE FLEMING, individually and as Executor of the Estate of Joe David Fleming, Deceased, 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 office on this the 20 day of May, 1994.

Patsy C. Davidson

NOTARY PUBLIC

My commission expires: 12/6/97

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Before me, the undersigned, a Notary Public in and for the aforesaid County and State, personally appeared JANICE F. CLARK, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office on this the 20 day of May, 1994.

NOTARY PUBLIC

My commission expires: 2-3-98

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Before me, the undersigned, a Notary Public in and for the aforesaid County and State, personally appeared JOANN F. WATLINGTON, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office on this the 20 day of May, 1994.

NOTARY PUBLIC

My commission expires: 2-3-98

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Before me, the undersigned, a Notary Public in and for the aforesaid County and State, personally appeared MARK EDWARD FLEMING and ANGELA CHRISTINE FLEMING, 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 office on this the 20 day of May, 1994.

NOTARY PUBLIC

My commission expires: 12/6/97

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

The actual consideration or value, whichever is greater, for this transfer is $40,000.00.

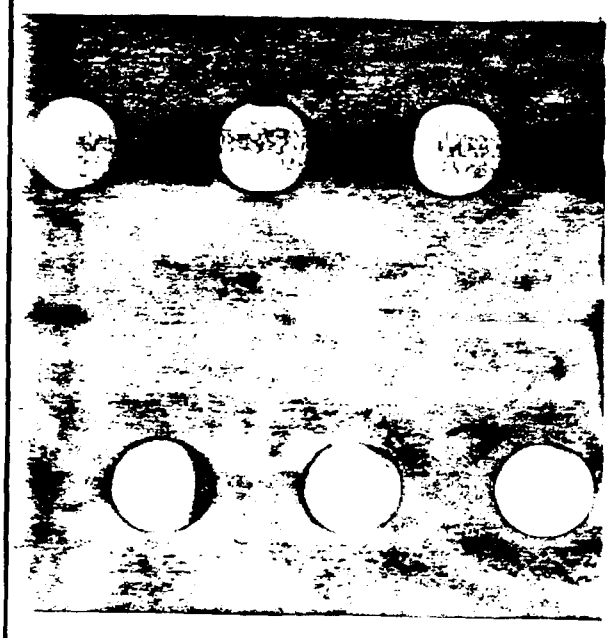
Mark Edward Fleming
Affiant

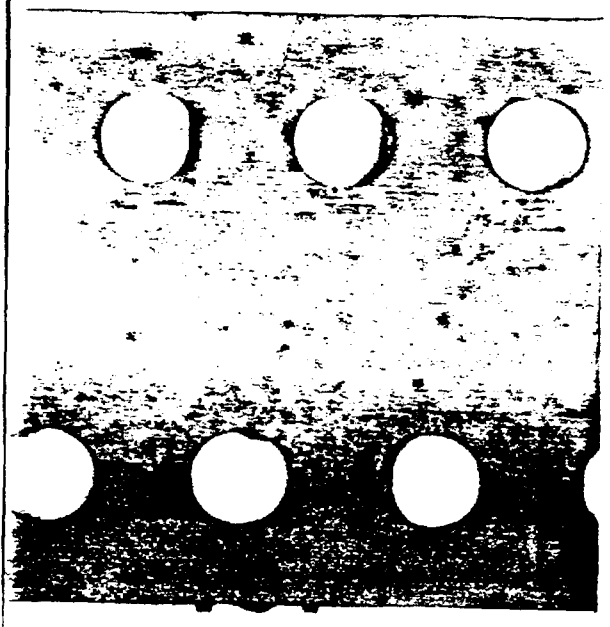
Sworn to and subscribed before me, this the 20 day of May, 1994.

NOTARY PUBLIC

My Commission Expires: 12/6/97

0101 03CHECK 155.00





OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 9353 PAGE 171

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	40000.00
			CON TX	148.00
			PRFEE	1.00
			WDEED	15.00
			TOTAL	165.00
			CHECK	165.00

05/23/94 01 11:01 0001 9111

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

52845
IDENTIF. REFERENCE

94 MAY 23 AM 11:02
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 794108