WARRANTY DEED

(STATE OF TENNESSEE)
(COUNTY OF DAVIDSON)
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$64,500.00**

Robert F Register Sr
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28 DAY OF JULY, 1995.

NOTARY PUBLIC

MY COMMISSION EXPIRES: NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. My Commission Expires NOV. 22, 1997

THIS INSTRUMENT PREPARED BY: Richard R. Hedgepath, Attorney
4800 Charlotte Ave.
Nashville, TN 37209

NEW OWNER(S)	SEND TAX BILLS TO:	MAP & PARC.
Robert F. Register, Sr. and wife, Joyce C. Register	Principal Residential Mortgage, Inc.	Map 103-2
202 Orlando Ave.	699 Walnut St., H-5	Parcel 55
Nashville, TN 37209	Des Moines, IA 50309	8DA 44905

FOR AND IN 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, **JACK L. FLEMING** AND **MARTHA J. FLEMING**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **ROBERT F. REGISTER, SR.** AND **JOYCE C. REGISTER**, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

BEING part of Lot No. 20 on the Map of C. C. Vernon's Farm Subdivision, as of record in Book 161, Page 164, Register's Office for said County, being Lot No. 2 on an unregistered plan of a subdivision of said Lot No. 20 made by W. B. Southgate, Surveyor, May 30, 1929, described as follows:

BEGINNING on the westerly margin of Orlando Avenue at a point 110 feet north of the northerly margin of Burgie Street; thence at right angles westwardly 130 feet; thence northwardly and parallel with the westerly margin of Orlando Avenue 50 feet; thence eastwardly 130 feet to the westerly margin of Orlando Avenue; thence with said Avenue southwardly 50 feet to the beginning.

BEING the same property conveyed to Jack L. Fleming and wife, Martha J. Fleming by deed from Aretta L. West, a/k/a Aretta L. Hatcher and husband Dorris W. Hatcher, of record in Book 8783, Page 358, Register's Office for Davidson County, Tennessee.

Grantees herein, as part of the purchase price and consideration for this deed, assume and agree to pay the indebtedness evidenced by that certain Deed of Trust made by Jack L. Fleming and wife, Martha J. Fleming to Principal Residential Mortgage, Inc. which deed of trust is recorded in the office of Davidson County Register of Deeds in Book 8783, Page 361, and note of even date thereby secured, in the original principal amount of $39,487.00 payable to Mortgage Resources, Inc. And for the same consideration Grantees hereby assume the obligations of Jack L. Fleming and wife, Martha J. Fleming, under the terms of the instruments creating the loan to indemnify the Department of Veterans Affairs to the extent of any claim payment arising from the guaranty or insurance of the indebtedness above mentioned. This liability to the Department of Veterans Affairs is under the authority of Chapter 37, Title 38 of the United States Code, and supersedes any state or local law barring or limiting deficiencies following foreclosure of real property.

The above description is the same as in the previous deed of record.

205 Orlando Ave., Nashville, TN 37209
(House Number) (Street) (City) (State) (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 28th day of July, 1995.

Jack L. Fleming
JACK L. FLEMING - SELLER

Martha J. Fleming
MARTHA J. FLEMING - SELLER

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Jack L. Fleming** and wife, **Martha J. Fleming**, 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 instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 28th day of July, 1995.

RICHARD R. HEDGE NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

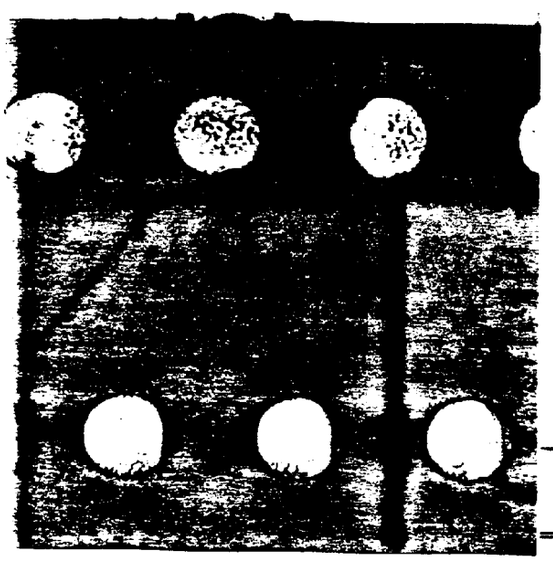
NOTARY PUBLIC

My commission expires: My Commission Expires NOV. 22, 1998

PICK-UP

95 AUG -1 AM 9:13
FELIX Z. GIBSON REGISTER
DAVIDSON COUNTY, TN.

IDENTIF. & REFERENCE
00084465



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

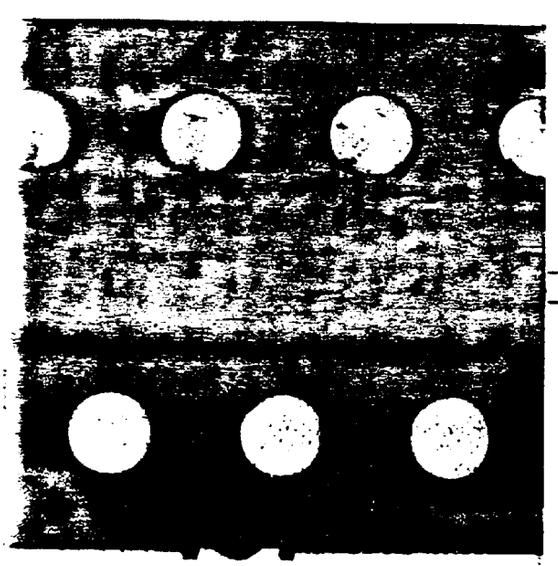
RECEIVED OF _____

FOR _____

BOOK 9746PG521

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 64500.00
CON TX 238.65
PRFEE 1.00
MDEED 8.00
TOTAL 247.65
CHECK 247.65

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0084465
IDENTIF. ↑ REFERENCE

95 AUG -1 AM 9:13
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 936046