BOOK 9755 PG 889

0087226
IDENTIF. # REFERENCE

95 AUG -8 AM 10:00
REGISTER
DAVIDSON COUNTY, TN.

THIS INSTRUMENT PREPARED BY:
STEWART & BLACK, ATTORNEYS
333 SOUTH GALLATIN ROAD
MADISON, TN 37115

ADDRESS NEW OWNER:

DIANE C. GEORGE, UNMARRIED
113 CUMBERLAND TRACT
NASHVILLE, TN 37214

MAP/PARCEL NUMBER:

MAP 73-16-A, PARCEL 113

SEND TAX BILLS TO:

COLLATERAL MORTGAGE, LTD.
P.O. BOX 830180
BIRMINGHAM, AL 35283-0180

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER, IS 75,200.00.

Diane C George
AFFIANT
Subscribed and sworn to me, this the 31 day of JULY, 1995.

Denise C. Allis
Notary Public
My commission expires: 5-11-96

SUMNER COUNTY TENNESSEE
NOTARY PUBLIC AT LARGE
DENISE C. ALLIS

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN AND no/100 ($10.00) DOLLARS, cash in hand paid and other good and valuable considerations, the receipt and sufficiency of which are hereby expressly acknowledged, I, HAROLD G. SPARKS, EXECUTOR UNDER THE WILL OF GEORGE C. FLEMING, JR., DECEASED, hereinafter referred to as GRANTOR, have this day bargained and sold, and do hereby transfer and convey unto the said DIANE C. GEORGE, UNMARRIED, hereinafter referred to as GRANTEE, HER successors, heirs and assigns, certain real estate in DAVIDSON County, Tennessee, being more particularly described in Exhibit "A", which is attached hereto and incorporated herein by reference, together with all right, title and interest of GRANTORS in and to any easements and rights-of-way adjoining or abutting said real estate and any covenants and other rights appurtenant thereto (the "Property"). This conveyance of the "Property", and all covenants and warranties contained herein, are made expressly subject to the exceptions and other matters set forth in Exhibit "B", which is attached hereto and incorporated herein by reference.

This is improved property known as 113 CUMBERLAND TRACE, NASHVILLE, TN 37214.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said GRANTEE, HER successors, heirs and assigns forever, I covenant that I AM lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered except to the extent otherwise set forth in Exhibit "B" hereto.

I further covenant and bind MYSELF AND MY heirs and representatives, to warrant and forever defend the title to said GRANTEES, THEIR successors, heirs and assigns, against the lawful claims of all persons.

WITNESS MY HAND this 31 day of JULY, 1995.

Harold G. Sparks Executor

HAROLD G. SPARKS, EXECUTOR UNDER THE WILL OF GEORGE C. FLEMING, JR., DECEASED

STATE OF TENNESSEE:

COUNTY OF DAVIDSON:

Before me, THE UNDERSIGNED, a Notary Public in and for said County and State, personally appeared HAROLD G. SPARKS, with whom I am personally acquainted (or who proved upon satisfactory evidence), and who, upon oath, acknowledged himself to be EXECUTOR UNDER THE WILL OF GEORGE C. FLEMING, JR., DECEASED, the within named bargainor, and that he as such EXECUTOR, being authorized so to do, executed the foregoing instrument for the purpose therein contained by signing the name of the corporation by himself as such EXECUTOR.

WITNESS my hand and official seal, at office, in MADISON, this the 31ST day of JULY, 1995.

Denise C. Allis

Notary Public

My commission expires: 5-11-96

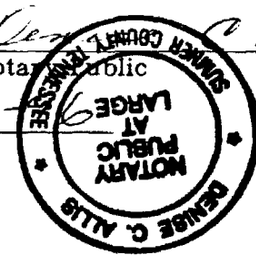


EXHIBIT 'A'

LAND in Davidson County, Tennessee, being Unit No. 113 on the Plan of Cumberland Trace, of record in Book 5200, page 724, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to George C. Fleming, Jr., by Warranty Deed from William F. Simpson, Jr., and wife, Pamela H. Simpson, of record in Book 7188, page 609, Register's Office for Davidson County, Tennessee, the said George C. Fleming, Jr., having since died on April 18, 1995, testate, and by his Last Will and Testament filed in the Probate Court for Davidson County, Tennessee, to Will Book 197, page 738, the property vests in George C. Fleming, Sr. Harold G. Sparks, Executor under the Will of George C. Fleming, Jr., has full power to sell the subject property.

EXHIBIT 'B'

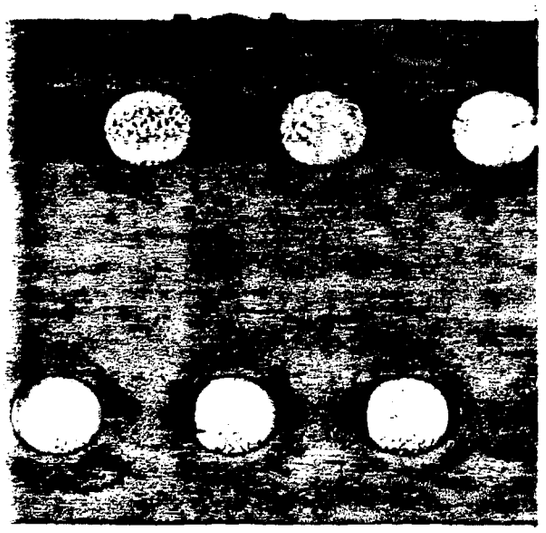
1. Real property taxes for 1995 and all future years.

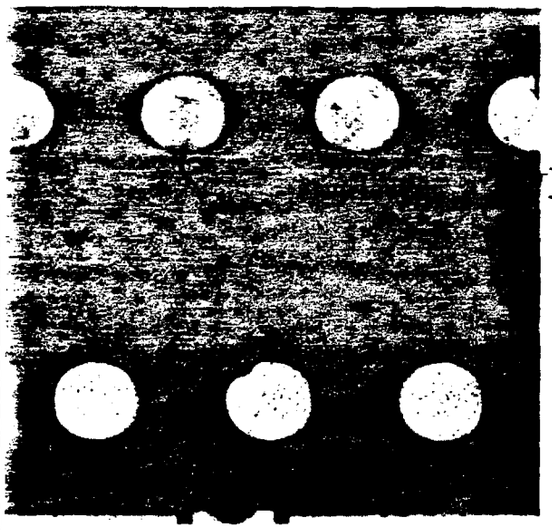
2. All matters set forth on the Plan of record in Book 5200, page 724, said Register's Office, including but not limited to any and all setback lines, easements, notes, and restrictions, etc., as shown thereon.

3. Declaration of Covenants, Conditions and Restrictions, of record in Book 6218, page 528, said Register's Office.

4. By-Laws of Cumberland Trace Homeowner's Assn., of record in Book 6218, page 563, said Register's Office.

2013 08/08 0101 03CHECK 291.24





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

RECEIVED OF _____

FOR _____

BOOK 9755 PG 892

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	75200.00
CON TX	278.24
PRFEE	1.00
WDEED	12.00
TOTAL	291.24
CHECK	291.24

08/08/95 01 10:01 0001 0013

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0087226
IDENTIF. ↑ REFERENCE

95 AUG -8 AM 10:00
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 939029