File 13613
File Box 9B
(First Title & Escrow)

WARRANTY DEED

THIS INSTRUMENT PREPARED BY

Thomas C. Binkley, Attorney
25th Floor, Nashville City Ctr.
Nashville, Tennessee 37219

BOOK 9913 PG 641

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
JERRY W. FLETCHER (NAME)	NEW OWNER (NAME)	Map 73-1
1925 Avalon Drive (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	Parcel 163
Nashville, Tennessee 37216 (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	F.B. 15DZ53340

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, MARCIA HELEN LANKFORD AND BARBARA ANN HARRIS GOODWIN, DEVISEES UNDER THE LAST WILL AND TESTAMENT OF DAVID ANDERSON HARRIS, JR.

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO JERRY W. FLETCHER, unmarried

HEREINAFTER CALLED THE GRANTEES, THEIR SUCCESSORS, 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. 10 on the Plan of Virginia Manor, as of record in Plat Book 1835, page 22, Register's Office for said County, to which plan reference is made for a more complete description.

Being the same property conveyed to David Harris, Jr. and wife, Helen Harris by deed from S. H. Curtis and wife, Ella D. Curtis of record in Book 2448, page 311, said Register's Office. Helen Harris has since died. David Harris, Jr. has subsequently died. David Harris, Jr. being one and the same as David A. Harris, Jr. and David Anderson Harris, Jr.

This conveyance is made subject to: (1) 1996 Taxes, which have been prorated and assumed by the Grantee; (2) Easements of record in Book 4145, page 785; and (3) All matters appearing on the Plan of record in Plat Book 1835, page 22, said Register's Office.

Marcia Helen Lankford being one and the same as Marcia Helen Harris Lankford.

6392 01/10 0101 03CHECK 258.75

0139571
IDENTIF. & REFERENCE

96 JAN 10 AM 10:42
FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TN.

unimproved ( )
This is improved (XX) property, known as 1925 Avalon Drive, Nashville, Tennessee 37216

TO HAVE AND TO HOLD the said tract or parcel of land, with the apurtenances, estate, title and interest thereto belonging to the said GRANTEES, their successors, 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, successors, assigns and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their successors, 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.

In witness whereof, the GRANTORS have hereunto set their hands (if a corporation, has caused its name to be signed hereto by its duly authorized officer) on this 8th day of January, 19 96

Marcia Helen Harris Lankford
MARCIA HELEN LANKFORD

Barbara Ann Harris Goodwin
BARBARA ANN HARRIS GOODWIN

STATE OF TENNESSEE

COUNTY OF Davidson

BOOK 9913 PG 642

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, MARCIA HELEN LANKFORD AND BARBARA ANN HARRIS GOODWIN with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand at office, this 8th day of January, 19 96.

My commission expires 25 July 1998 Notary Public Thomas C Brickley

STATE OF _____

COUNTY OF _____

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, _____ with whom I am personally acquainted, and who acknowledged that _____ executed the within instrument for the purposes therein contained, and who further acknowledged that _____ is the _____ of _____ the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand at Office, this _____ day of _____, 19____.

My commission expires _____ Notary Public _____

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 67,500.00

Barbara Ann Harris Goodwin
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8th DAY OF January, 19 96.

MY COMMISSION EXPIRES: 25 July 1998 (AFFIX SEAL) Thomas C Brickley
Notary Public

WARRANTY DEED

FROM

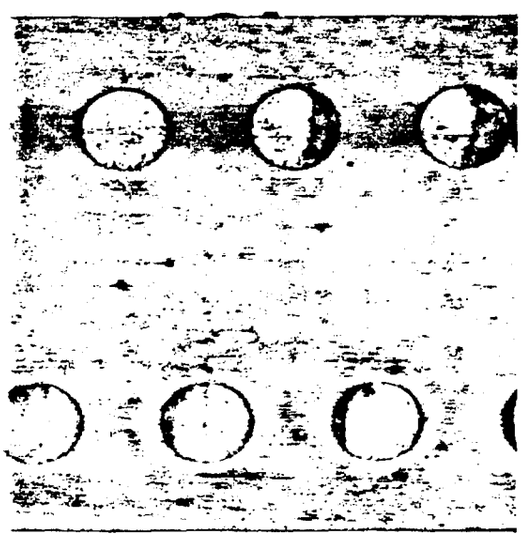
MARCIA HELEN LANKFORD AND
BARBARA ANN HARRIS GOODWIN

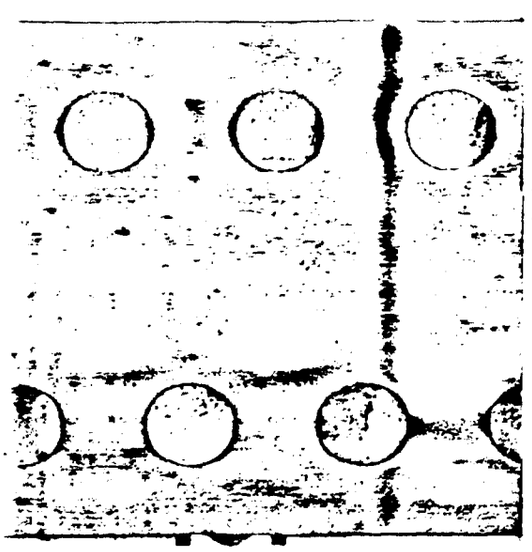
TO

JERRY W. FLETCHER

PLEASE RETURN TO:

First Title & Escrow Company, Inc.
Suite 11C The Paddock
229 Ward Circle
P.O. Box 926
BRENTWOOD, TENNESSEE 37024-0926





OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 9913 PG 643

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 67500.00
CON TX 249.75
PRFEE 1.00
WDEED 8.00
TOTAL 258.75
CHECK 258.75

01/10/96 01 10:45 0001 6392

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0139571
IDENTIF. # REFERENCE

96 JAN 10 AM 10:42
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 994728