BOOK 10245 PG 593

STATE OF TENNESSEE
DAVIDSON COUNTY

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $48,350.00

Jean M. Fleming
Affiant: Jean M. Fleming

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF October 19 96

Notary Public

MY COMMISSION EXPIRES: 1-25-97

(AFFIX SEAL)

Michael Troy Haley, Atty THIS INSTRUMENT WAS PREPARED BY
SMS/Strategic Mortgage Services of TN., 1100 Kermit Dr., Suite 204, Nash., TN 37217
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS	Send Tax BILLS:	MAP-PARCEL NUMBERS
Jean M. Fleming (NAME)	SAME (NAME)	107
1236 Massman Drive (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	14-0-A
Nashville, TN 37217 (CITY) (STATE) (P.O. ZIP)	(CITY) (STATE) (P.O. ZIP)	50.00

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, Bruce Y. Peery, II, a single person

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS TO TRANSFER AND CONVEY UNTO Jean M. Fleming, a single person

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS: TO-WIT:

A certain tract or parcel of land in Davidson County, State of Tennessee, and described as follows, to-wit:

Land in Davidson County, Tennessee, being a part of the Plan of Copperfield Terrace Condominiums, as of record in Book 6250, page 50, Register's Office for said County, the part hereby described as being Unit No. 50 on said Plan as shown in and described by in the Master Deed establishing a Horizontal Property Regime with respect to Copperfield Terrace Condominiums, of record in Book 6250, page 790, said Register's Office.

BEING the same property conveyed to Bruce Y. Peery, II by Quitclaim Deed from Cheryl H. Phillips Peery, dated April 23, 1987, recorded May 8, 1987, of record in Book 7230, page 979, in the Register's Office for Davidson County, Tennessee. Also acquired by instrument of record in Book 6346, page 392, in the Register's Office for said County.

This property is conveyed subject to certain conditions and restrictions as set out in Master Deed establishing a Horizontal Property Regime with respect to Copperfield Terrace Condominiums, of record in Book 6326, page 790, Register's Office for Davidson County, Tennessee and also subject to certain easements, building setback line and certain restrictions as shown in Plat Book 6250, page 50 of said Register's Office.

unimproved ( )
This is improved (X) property, known as 1236 Massman Drive (unit No. 50) Nashville, TN 37217
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said trace 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 my hand this 30th day of October, 19 96

Bruce Y. Peery II

Bruce Y. Peery, II, a single person

BOOK 10245 PG 594

STATE OF TENNESSEE
Davidson County

Personally appeared before me, THE UNDERSIGNED, a Notary Public in and for said County and State, the within named Bruce Y. Peery, II, a single person

the bargainor, 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 Nashville, Tennessee this 30th day of October, 19 96

Notary Public

Commission Expires 1/25/97

STATE OF TENNESSEE
Davidson County

Before me, _____, a Notary Public in and for the State and County aforesaid, personally appeared _____

with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the _____ of the _____, a corporation, and that he as such _____, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as _____.

Witness my hand and official seal at _____, _____, this _____ day of _____, 19_____

_____ Notary Public

Commission Expires _____

WARRANTY DEED

FROM
Bruce Y. Peery, II, a single person

TO
Jean M. Fleming, a single person

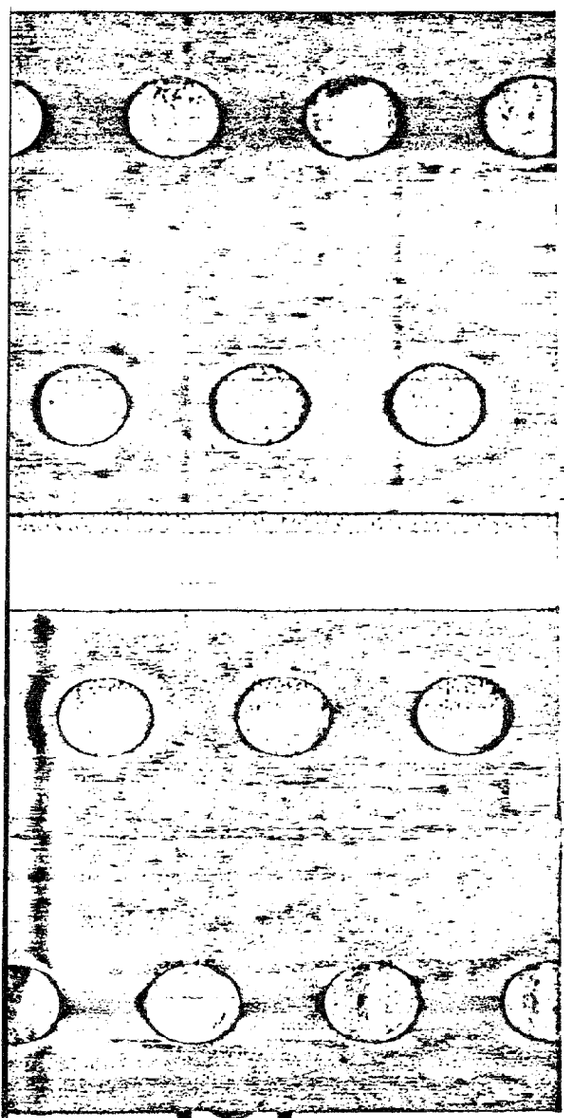
This instrument prepared by:
SMS/Strategic Mortgage Services of Tn., Inc.
1100 Kermit Drive, Suite 204
Nashville, TN 37217

Michael Troy Haley, Attorney

96 NOV -1 AM 9:48
FELIX Z. ELDRIDGE III REGISTER
DAVIDSON COUNTY, TN.

0242362
IDENTIF. & REFERENCE

187.90 11/01 0101 03CHECK
6767



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

RECEIVED OF _____

FOR _____

BOOK 10245 PG 595

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 48350.00
CON TX 178.90
PRFEE 1.00
WDEED 8.00
TOTAL 187.90
CHECK 187.90

11/01/96 01 09:49 0001 6767

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0242362
IDENTIF. # REFERENCE

96 NOV -1 AM 9:48
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1083708