2.

BOOK 10312 PG 591

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 112,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS
3rd DAY OF January 19 97

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

JACQUE I. FREEZE NOTARY PUBLIC AT LARGE DAVIDSON COUNTY

My Commission Expires March 27, 1999

THIS INSTRUMENT WAS PREPARED BY
GREGORY S. PERRONE, ATTORNEY AT LAW
109 Westpark Drive, Suite 330, Brentwood, Tennessee 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
John L. Fleming	Pacific Southwest Bank	156-2-117
(NAME)	(NAME)	
924 Beech Bend Drive	4144 N. Central Expressway	7D-61512
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221	Dallas, Texas 75204	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, William Kelly Sovine and wife, Nancye Denise Sovine

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO John L. Fleming and wife, LaJuana J. Fleming

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:

Land in Davidson County, TN, BEING Lot No. 617 on the Plan of Harpeth Woods Section of Harpeth Valley Park, of record in Book 4860, page 111, Register's Office for Davidson County, TN, to which Plan reference is hereby made for a complete and accurate description thereof.

Being the same property conveyed to William Kelly Sovine and wife, Nancye Denise Sovine, by deed from Rachel M. McCaskill and husband, William G. McCaskill, Jr., of record in Book 8639, Page 583, Register's Office for Davidson County, TN.

This conveyance is subject to the following: Taxes for the year 1997 which have been prorated, and payment thereof, by acceptance of this conveyance, is expressly assumed by Grantees; all matters appearing on the plan of record in Book 4860, page 111; restrictions of record in Book 5051, page 89 & 92, Book 5197, page 123 and Book 5228, page 718; Easements of record in Book 2271, page 192, Deed Book 4624, page 866 and Minute Book 69, page 445 (Circuit Court); Easement to Harpeth Valley Utilities District for Sewer Line & Pumping Station; Easement for flow of Harpeth River; all of record in the Register's Office for Davidson County, Tennessee.

2584 01/06 0101 03CHECK 423.40

unimproved ( )
This is improved (X) property, known as 924 Beech Bend Drive, Nashville, TN 37221
(House Number) (Street) (P.O. Address) (City or Town) (Postal 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 hand s this 3rd day of January 19 97

William Kelly Sovine

Nancye Denise Sovine

BOOK 10312 PG 592

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 William Kelly Sovine and wife, Nancye Denise Sovine

the bargainor S 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 Brentwood Tennessee, this 3rd day of January, 1997.

Commission expires 3/27/99

JACQUE I. FREELAND NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.
My Commission Expires March 27, 1999

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____ 19_____.

My commission expires _____

_____
Notary Public

WARRANTY DEED

FROM

William Kelly Sovine and wife,
Nancye Denise Sovine

TO

John L. Fleming and wife,
LaJuana J. Fleming

RETURN TO:

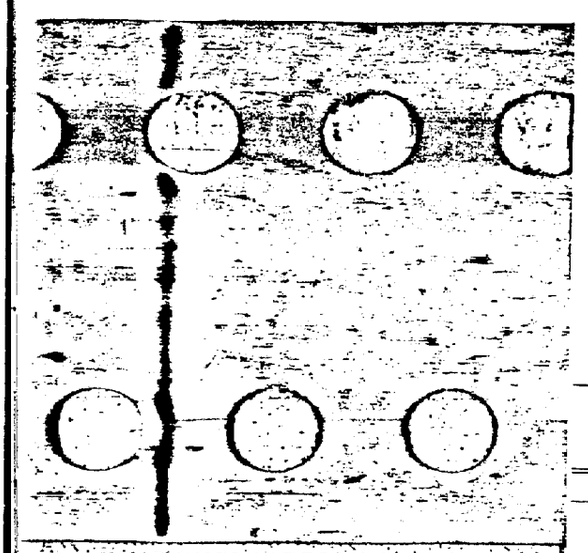
GREGORY S. PERRONE
ATTORNEY - AT - LAW
109 Westpark Drive, Suite 330
Brentwood, Tennessee 37027

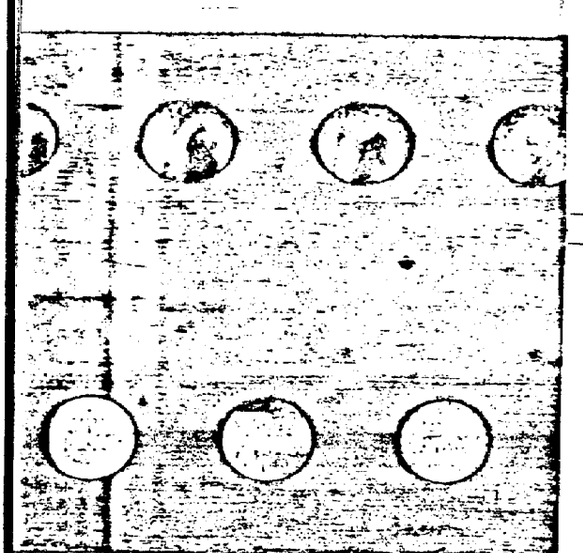
026205 1

IDENTIFICATION REFERENCE

97 JAN -6 PM 3:58

FELIX Z. LIEBERMAN REGISTER
DAVIDSON COUNTY, TN.





OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10312 PG 593

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 112000.00

CON TX 414.40

PRFEE 1.00

WDEED 8.00

TOTAL 423.40

CHECK 423.40

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 1/06/97 16:00:01 2584

0262051

IDENTIFICATION REFERENCE

97 JAN -6 PM 3:58

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1105124