K 10488

BOOK 10488 PG 307

ADDRESS NEW OWNERS and
SEND TAX BILLS:
William Fleming and
Deborah B. Brown
206 Chesapeake Place
Nashville, TN 37207

This instrument prepared by:
Mail TIMOTHY D. FERGUSON
Attorney at Law
365 West Main Street
Hendersonville, Tennessee

MAP PARCEL NUMBER:
41 - 2 - 28

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, the receipt of which is hereby acknowledged, and other good and valuable considerations, KHUSHRU H. FRENCHMAN and wife, RITA K. FRENCHMAN, hereinafter called the GRANTORS, have this day bargained and sold and by these presents do transfer and convey to WILLIAM FLEMING and DEBORAH B. BROWN, hereinafter called the GRANTEES, their heirs, successors and assigns forever, the following described property, to wit:

> Land in Davidson County, Tennessee, being Lot No. 4 on the Plan of Creek Trail Subdivision, a plat of which is of record in Book 7900, Page 261-262, Register's Office for Davidson County, Tennessee to which plat reference is hereby made for a more complete description of said lot.
>
> Being part of the same property conveyed to Khushru H. Frenchman and wife, Rita K. Frenchman by deed of record in Book 5635, Page 392, Register's Office for Davidson County, Tennessee.

Subject to all restrictions and easements of record and all matters shown on the above referenced plat.

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

AND THE GRANTORS covenant with the GRANTEES that they are lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered.

THE GRANTORS further covenant and bind themselves, their heirs, successors and assigns to warrant and defend the title to the said land to the GRANTEES, their heirs, successors and assigns against the lawful claims of all persons whomsoever.

OLDHAM & FERGUSON
ATTORNEYS AT LAW
365 WEST MAIN STREET
HENDERSONVILLE, TN
37075
615-824-0689

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IN WITNESS WHEREOF, the GRANTORS have hereunto set their hands on this the 4th day of June, 1997.

Khushru H. Frenchman
KHUSHRU H. FRENCHMAN

Rita Frenchman
RITA K. FRENCHMAN

STATE OF TENNESSEE

COUNTY OF SUMNER

Personally appeared before me, the undersigned Notary Public of said county, KHUSHRU H. FRENCHMAN and wife, RITA K. FRENCHMAN, the within named 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 at office this 4 day of June, 1997.

NOTARY PUBLIC

My Commission Expires:
1/3/98

1630 06/10 0101 03CHECK 164.40

STATE OF TENNESSEE
COUNTY OF SUMNER

The actual consideration or value, whichever is greater for this transfer is $42,000.00.

Deborah Boyd Brown
AFFIANT

Subscribed to and sworn before me, this the 6 day of June, 1997.

NOTARY PUBLIC

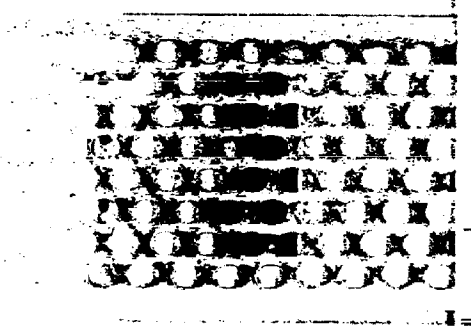
My Commission Expires:
5/3/98

OLDHAM & FERGUSON
ATTORNEYS AT LAW
365 WEST MAIN STREET
HENDERSONVILLE, TN
37075
615-824-0393

97 JUN 10 PM 3:31
FELIX A. ROBERTSON REGISTER
DAVIDSON COUNTY, TN.

IDENTIF. + REFERENCE

031465



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

RECEIVED OF _____

FOR _____

BOOK 10488 PG 309

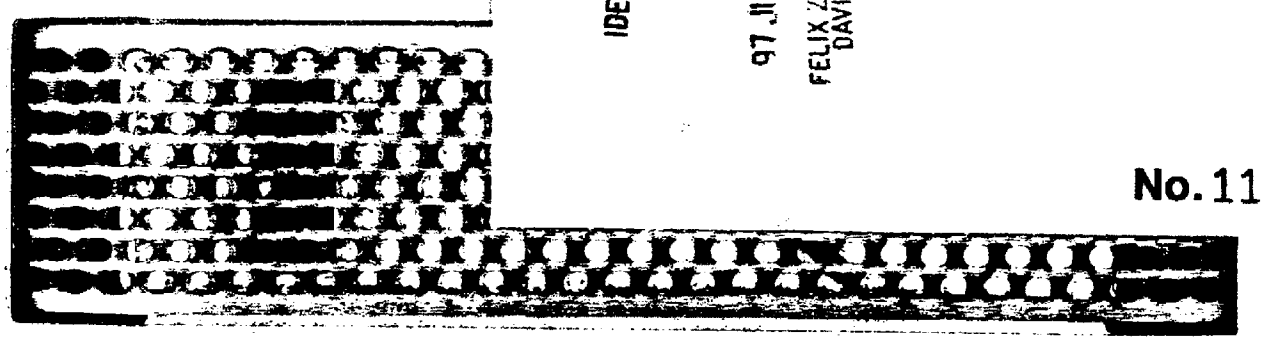
CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT 42000.00
CON TX 155.40
PRFEE 1.00
WDEED 8.00
TOTAL 164.40
CHECK 164.40

06/10/97 01 15:27 0001 1630

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



0314651
IDENTIF. ↑ REFERENCE

97 JUN 10 PM 3:31
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1161538