WARRANTY DEED

PREPARED BY:

C. Patterson Cron
Attorney at Law
175 East Main Street
Hendersonville, TN 37075
822-0030

MORTGAGEE:

Old Hickory Credit Union
P.O. Box 431
Old Hickory, TN 37138-0431

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater for this transfer is $105,000.00.

Mary Fleming Ladd
Affiant

Sworn to and subscribed before me on this the 23rd day of September, 1998.

Charles P. Cron
NOTARY PUBLIC
My Commission Expires: 3-27-99

ADDRESS NEW OWNER:
JAMES R. MCMURTRY and wife,
NORMA DEAN MCMURTRY
1408 Cleves Street
Old Hickory TN 37138

SEND TAX BILLS TO:
Old Hickory Credit Union
P.O. Box 431
Old Hickory, TN 37138-0431

Map/Parcel: 53-3-349.00 &
53-3-350.00

FOR AND IN CONSIDERATION of the sum of TEN DOLLARS ($10.00), cash in hand paid by the hereinafter named GRANTEES and other good and valuable consideration the receipt of which is hereby acknowledged, **WE, DOROTHY FLEMING BALLENGER and MARY FLEMING LADD, Co-Executrices of the Estate of PAULINE WRIGHT FLEMING**, hereinafter called the GRANTORS, have bargained and sold and by these presents, do transfer and convey unto **JAMES R. MCMURTRY and wife, NORMA DEAN MCMURTRY**, hereinafter called GRANTEES, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

TRACT I: Being Lot No. 231, Section B, Village of Old Hickory, as shown on plan recorded July 16, 1948, Book 1424, page 67, in Register's Office for Davidson County, Tennessee, and more particularly described therein:

Being the same property conveyed to Paul M. Fleming by deeds from E. I. De Pont de Nemours and Company, a Delware Corporation, of record in Book 1912, page 600, and Book 2030, page 96, Register's Office for Davidson County, Tennessee.

TRACT II: Being Lot No. 230, Section "B", Village of Old Hickory, as shown on plan recorded July 16, 1948, Book 1424, page 67, in Register's Office for Davidson County, Tennessee; fronting 76.8 feet on Cleves Street, containing 0.26 acres, more or less.

Being the same property conveyed to Paul Fleming by deed from William E. Andrews and wife, Annie B. Andrews, of record in Book 2030, page 112, Register's Office for Davidson County, Tennessee.

INCLUDED IN THE ABOVE DESCRIPTION OF TRACTS I and II, BUT SPECIFICALLY EXCLUDED from this conveyance is the right-of-way for Lawrence Street, a Public Road.

The said Paul M. Fleming has since died and devisted said property to Pauline Wright Fleming by Last Will and Testament, of record in Will Book 150, page 144, in the Probate Clerk's Office of Davidson County, Tennessee. Pauline Wright Fleming has since died, and Dorothy

Fleming Ballenger and Mary Fleming Ladd were appointed Co-Executrices of her estate and granted authority to convey real property by her Last Will and Testament, of record in Will Book 215, page 149, in the Probate Clerk's Office of Davidson County, Tennessee.

This is improved property known as 1408 Cleves Street, Old Hickory, Tennessee 37138.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, 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, except as follows:

1) 1998 Davidson County taxes have been prorated and will be paid by the Grantees when due.

2) All easements and other matters shown on the plan of record in Plat Book 1424, page 67, Register's Office for Davidson County, Tennessee, including one (1) permanent easement 22 feet wide for private road and utilities and one (1) special easement 15 feet wide for sewer, water, electric and/or telephone cable, together with all rights in connection with said easements, including the ingress and egress over the property herein conveyed for servicing easements. If special easement is abandoned for the purpose for which the same has been dedicated, all rights thereunder will terminate and such special easement may not be reused for a different or dissimilar purpose, all as shown on said recorded plan, which is made a part of this description by reference thereto.

And GRANTORS 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.

WITNESS our hands this the 23rd day of September, 1998.

Dorothy Fleming Ballenger
DOROTHY FLEMING BALLENGER

Mary Fleming Ladd
MARY FLEMING LADD

98 SEP 25 AM 8:53
REGISTER
COUNTY, TN.

IDENTIF. & REFERENCE

04991695

STATE OF TENNESSEE
COUNTY OF DAVIDSON

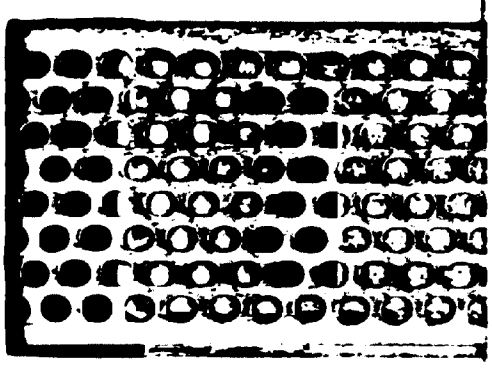
BEFORE me, undersigned, a Notary Public in and for the County and State aforesaid, personally appeared the within named, DOROTHY FLEMING BALLENGER and MARY FLEMING LADD, the bargainors with whom I am personally acquainted or proved to me on the basis of sufficient information, and who acknowledged the execution of the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Old Hickory, Tennessee, this the 23rd day of September, 1998.

Charles P Cox
NOTARY PUBLIC

My Commission Expires: March 27, 1999

09/25 0101 03CHECK 359.50



OFFICIAL RECEIPT

FELIX Z WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

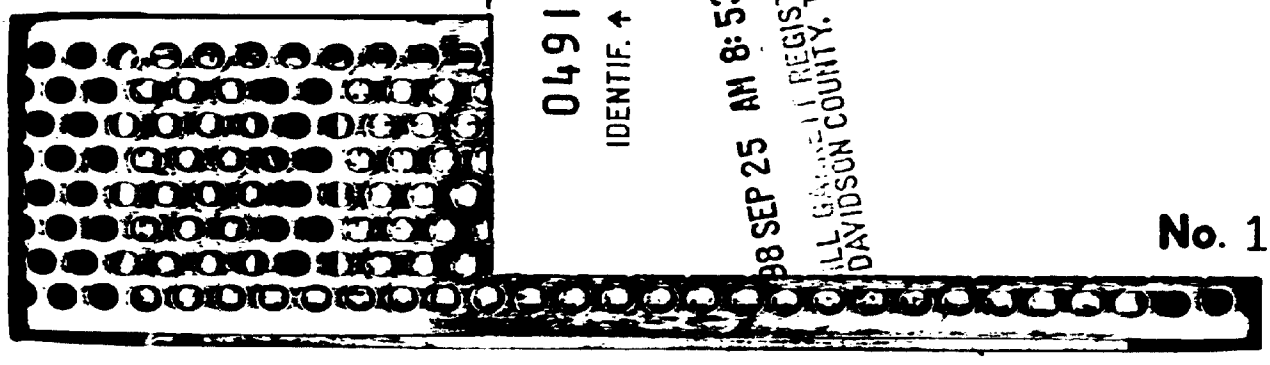
BOOK 11125 PAGE 805

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 105000.00
CON TX 388.50
PRFEE 1.00
WDEED 8.00
CFEE 2.00
TOTAL 399.50
CHECK 399.50

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 08/25/88 01 4892



0491695
IDENTIF. ← REFERENCE

88 SEP 25 AM 8:53
REGISTER
DAVIDSON COUNTY, TN.

No. 1350229