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BOOK 11450 PG. 240

THIS INSTRUMENT PREPARED BY:

MITCHELL A. WATTS, ATTORNEY
2400 Crestmoor Road Suite 102
Nashville, Tennessee 37215

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $***55,000.00.

Affiant

Subscribed and sworn to before me this 23rd day of April, 1999.

Notary Public

My Commission Expires: 9/28/2002

ALAN L. SATURN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. My Commission Expires SEPT. 28, 2002

ADDRESS OF NEW OWNER	SEND TAX BILLS TO	MAP & PARCEL NOS.
KENNETH R. FOWLKES, JR. 123 Prescott Place Nashville, Tennessee 37211	FT MORTGAGE COMPANIES P.O. Box 146 Memphis, Tennessee 38101	MAP 119-10A PARCEL 123

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of FIFTY FIVE THOUSAND AND 00/100 ($***55,000.00) DOLLARS, cash in hand paid by the hereinafter named Grantee the receipt of which is hereby acknowledged, I, MARY DELAINA JACKSON FLEMMING, married, hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto KENNETH R. FOWLKES, JR., unmarried, hereinafter called the Grantee, his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

A certain condominium apartment in Davidson County, Tennessee, being Unit No. 123 of Prescott Place Condominiums, of record in Book 6615, page 743, the plat of which is of record in Plat Book 6200, page 257, and supplemented in Plat Book 6250, page 537, Register's Office for said County, to which plan reference is hereby made for a more complete legal description.

BEING the same property conveyed to Mary Delaina Jackson and Maurice H. Jackson by deed from Christopher P. McKee and wife, Connie B. McKee, of record in Book 9123, page 88, Register's Office for Davidson County, Tennessee; the said Maruice H. Jackson having since died intestate leaving as his sole heirs at law his wife, Jewell Baugus Jackson, and his children, William Dorsey Jackson and Mary Delaina Jackson Flemming. Jewell Baugus Jackson and William Dorsey Jackson having since conveyed their interest in subject property to Mary Delaina Jackson Flemming by Quitclaim Deed of record in Book 11398, page 708, said Register's Office. Mary Delaina Jackson having since married Kevin J. Flemming and is now known as Mary Delaina Jackson Flemming.

KEVIN J. FLEMMING, spouse of Mary Delaina Jackson Flemming, joins in this conveyance to convey any interest he may have in subject property, particularly any marital interest.

This is improved property known as 123 Prescott Place, Nashville, Tennessee 37211.

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

GRANTOR COVENANTS with the said GRANTEE that she is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated by the parties and assumed by Grantee.

2. Matters, if any, shown on the plan of Prescott Place Condominiums of record in Plat Book 6200, page 257, as supplemented in Plat Book 6250, page 537, Register's Office for Davidson County, Tennessee.

GRANTOR FURTHER COVENANTS and bind herself, her heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, his heirs and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF we have hereunto set our hands on this the 23rd day of April, 1999.

MARY DELAINA JACKSON FLEMMING

KEVIN J. FLEMMING

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 MARY DELAINA JACKSON FLEMMING and KEVIN J. FLEMMING, the 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 and official seal this 23rd day of April, 1999.

Notary Public

My Commission Expires: 9-24-2001

MITCHELL A. WATTS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

05 / 0001
IDENTIFICATION REFERENCE
99 APR 28 AM 8:57
BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.
042 04/28 0101 03CHECK 214.50

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

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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	CFEE - COMPUTER FEE	PRFEE - PROBATE FEE

AMT 55000.00
CON TX 203.50
PRFEE 1.00
WDEED 8.00
CFEE 2.00
TOTAL 214.50
CHECK 214.50

04/28/99 01 08:59 0001 8002

0579367

IDENTIFICATION REFERENCE

99 APR 28 AM 8:57

BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1477925