Box 5

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

I hereby declare that the actual consideration for this transfer, or the true value of the property transferred, whichever is greater, is $296,000.00.

AFFIANT

Sworn to and subscribed before me this 9th day of June, 1999.

NOTARY PUBLIC

My commission expires:

Map & Parcel No. 120-05-205.00

Address of New Owner:
David A. & Janice S. Fleming
1100 Kermit Drive, Suite 210
Nashville, TN 37217

Send Tax Notices To:
Same.

BOOK 11521 PG. 724

My Commission Expires NOV. 24, 2001

WARRANTY DEED

FOR GOOD AND VALUABLE CONSIDERATION, the receipt and sufficiency of which are hereby expressly acknowledged, the undersigned, DALE P. SCHNEIDER and wife, CAROLE A. SCHNEIDER, hereinafter referred to as Grantors, have bargained and sold, and by these presents do transfer and convey unto DAVID A. FLEMING and wife, JANICE S. FLEMING, in equal shares, as tenants in common without right of survivorship, hereinafter referred to as Grantees, their heirs and assigns forever, all of their right, title and interest in the following described real estate, situated in Davidson County, State of Tennessee, to wit:

See legal description, Attachment "A" hereto, made a part hereof.

This is improved property, known as 1214 Murfreesboro Pike, Nashville, TN 37217.

THIS CONVEYANCE IS SUBJECT TO easements and building setback lines of record at Book 5190, page 76, in the Register's Office for Davidson County, Tennessee; to easement of record at Book 5260, pages 929, 933 and 943, in said register's office, said easements being "non-exclusive" common easement rights, subject to the covenants and requirements contained in said easement agreements, and to the rights of others in and to the land within said easements; and to the 1999 Davidson County property taxes, which are being prorated.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to said GRANTEE(S), his/her/their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever. Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the premises. Wherever used herein, the singular form shall include the plural, the plural the singular, and the use of any gender-specific pronoun shall be applicable to all genders.

IN WITNESS WHEREOF, the said DALE P. SCHNEIDER and CAROLE A. SCHNEIDER have hereunto set their signature, this 9th day of June, 1999.

DALE P. SCHNEIDER

CAROLE A. SCHNEIDER

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 DALE P. SCHNEIDER and CAROLE A. SCHNEIDER, 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 foregoing Warranty Deed for the purposes and considerations therein contained.

WITNESS my hand and official seal of office, this 9th day of June, 1999.

NOTARY PUBLIC

My commission expires:

This Instrument Prepared By:
J. Wayne Thomas, Attorney at Law
RELS/Real Estate Loan Services of Tennessee, Inc.
1100 Kermit Drive, Suite 204
Nashville, TN 37217

My Commission Expires NOV. 24, 2001

When Recorded Return to:

RELS
1100 Kermit Drive, Suite 204
Nashville, TN 37217

Attachment "A": Legal Description. BOOK 11521 PG. 725
Dale P. Schneider and wife, Carole A. Schneider.

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

Land in Davidson County, Tennessee, and being Lot No. 2 on the plan of Stardust Commercial Park, Section One, a Resubdivision of Lot No. 2 and Reserved Parcel No. 2, as of record at Book 5190, page 76; and, together with the rights and/or grants of rights contained in three easements as of record at Book 5260, page 929, Book 5260, page 933 and Book 5260, page 943, all of record at the Register's Office for said County, and to all of which reference is hereby made and the same incorporated herein for a complete description of said lot and the grants contained in said easements and running with the land and for the use and benefit of said Lot No. 2.

BEING the same property conveyed to Dale P. Schneider and wife, Carole A. Schneider, by deed from Mr. Gatti's, Inc, a Texas Corporation, by T. G. Ratcliffe, Vice President, dated February 07, 1996, recorded February 09, 1996, of record in Book 9943, page 434, Register's Office for Davidson County, Tennessee.

D. L. Q. S.
Initials

7817 06/10 0101 03CHECK 1106.20

99 JUN 10 AM 10:13

BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

IDENTIFICATION & REFERENCE

050598070

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11521 PG. 726

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

0598 070
IDENTIFICATION/REFERENCE/

99 JUN 10 AM 10:13

BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

CAMT	
	296000.00
CON TX	1095.20
PRFEE	1.00
WDEED	8.00
CFEE	2.00
TOTAL	1106.20
CHECK	1106.20

06/10/99 01 10:17 0001 7817

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1472279