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This Instrument Prepared By:
BOTTORFF, KAVIN & COOK, PLC (TIB)
The Ramparts Building, Suite 120
155 Franklin Road
Brentwood, Tennessee 37027
(615) 371-0800

BOOK 11621 PAGE 537

WARRANTY DEED

Address of New Owner:	Send Tax Bills To:	Map and Parcel No.
Dr. and Mrs. James H. Fleming, Jr. **1156 Travelers Ridge Drive** **Nashville, Tennessee 37220**	**Owner**	**P/O 145-11**

FOR AND IN CONSIDERATION OF Ten Dollars ($10.00), and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, **Clarence S. Anderson and Elizabeth J. Anderson, Trustees of the C. S. Anderson and Elizabeth J. Anderson Family Living Trust,** ("Grantors") by these presents do hereby sell, transfer and convey to **James H. Fleming, Jr. and wife, Jane Hill Fleming**, as tenants-by-entirety, ("Grantees") their heirs, successors and assigns, a certain tract or parcel of real property located in Davidson County, Tennessee, more particularly described as follows, to wit:

See Exhibit A attached hereto and incorporated herein.

Being part of the same property conveyed to Grantors by a Warranty Deed of record in Book 10402, page 90, Register's Office for Davidson County, Tennessee.

This conveyance is subject to a 20-foot wide temporary private sewer service easement reserved by the Grantors as an appurtenance to the remaining portion of Lot 17 as described in a Plat of the Resubdivision of Lot 5 of the Resubdivision of Lots 4 & 5 of the Resubdivision of Lots 27 & 28 of the Inns of Granny White and the Resubdivision of Lot 17 of The Villa Estates; an existing 10-foot wide public utility and drainage easement of record on Plat Book 11190, page 114, Register's Office for Davidson County, Tennessee; and, real property taxes for 1999 which have been prorated between Grantors and Grantees, which shall remain the obligation of Grantors to pay on the land herein conveyed, but the Grantees shall be responsible for all taxes in all subsequent years.

This property is unimproved property to become part of 1156 Travelers Ridge Drive, Nashville, Tennessee 37220.

TO HAVE AND TO HOLD the said property, with the appurtenances, estate, title and interest thereto belonging to the Grantees, their heirs, successors and assigns forever.

The Grantors do hereby covenant with the Grantees that the Grantors are lawfully seized and possessed of the said land in fee simple, have a good right to convey it, and the same is unencumbered except for those matters hereinabove mentioned; and, the Grantors do further covenant and bind themselves and their heirs, successors and assigns to warrant and forever defend the title to the said real property to the said Grantees, and their heirs, successors and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantors have executed this instrument on this the 12th day of August 1999.

GRANTORS:

Clarence S. Anderson Trustee

Clarence S. Anderson, Trustee

Elizabeth J. Anderson Trustee

Elizabeth J. Anderson, Trustee

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, the within named **Clarence S. Anderson and Elizabeth J. Anderson, Trustees of the C. S. Anderson and Elizabeth J. Anderson Family Living Trust,** with whom I am personally acquainted (or proved to me upon satisfactory evidence) and who acknowledged themselves to be the within named bargainors and being authorized so to do as such Trustees and who executed the foregoing instrument for the purpose therein contained by signing their names, respectively, thereto as such Trustees.

Witness my hand and official seal at Brentwood, Tennessee this 12th day of August 1999.

Notary Public

My Commission Expires: 2/23/2002

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

I hereby swear or affirm that the actual consideration or true value of this transfer whichever is greater, is $ 77,500.00.

James H. Fleming

Affiant

Sworn to and subscribed to before me, this the 12th day of August 1999.

Notary Public

My Commission Expires: 2/23/2002

A certain tract or parcel of land lying in the City of Oak Hill within the 33rd Councilmanic District of Metropolitan Nashville- Davidson County, Tennessee, and more particularly described as follows:

Beginning at the Northwest corner of Lot 5 as appears on the Plat of the Resubdivision of Lot 5 of the Resubdivision of Lots 4 & 5 of the Resubdivision of Lots 27 & 28 of the Inns of Granny White and the Resubdivision of Lot 17 of The Villa Estates, dated March 29, 1999, and filed of record in Plat Book 11190, Page 114, Register's Office for Davidson County, Tennessee; thence with the Northerly line of said Lot 5, South 37 degrees 40 minutes 57 seconds East 167.24 feet to a point marked by an iron rod set at the intersection of the said Northerly line of Lot 5 and the Northerly line of what was formerly Lot 17 of the Plan of Villa Estates of record in Plat Book 3600, page 66, Register's Office for Davidson County, Tennessee, said point being the true point of beginning.

Thence, from the true point of beginning, with the Northerly line of the said former Lot 17, also being the new Northerly line of Lot 5, North 74 degrees 08 minutes 30 seconds East 264.82 feet to an iron rod set in the said Northerly line of the former Lot 17, also being the new Northeast corner of Lot 5 and the new Northwest corner of Lot 17;

Thence, leaving the Northerly line of the said former Lot 17 and the new Northwest corner of Lot 17 and Northeast corner of Lot 5, with the new Westerly line of Lot 17, South 01 degree 08 minutes 16 seconds East 222.18 feet to a point in the Southerly line of the former Lot 17, being the new Southwest corner of Lot 17;

Thence, with the Southerly original lot line of the former Lot 17, North 85 degrees 43 minutes 14 seconds West 152.02 feet to the Southwest corner of the former Lot 17;

Thence, with the Westerly original lot line of the former Lot 17, North 37 degrees 50 minutes 48 seconds West 175.30 feet to the true point of beginning;

All calls and distances being according to the Survey of Dale and Associates, Inc., Consulting Civil Engineers, Land Planners and Surveyors, Job No. 96084, dated March 29, 1999, and signed by Steven D. Delle, Tenn. Registered Land Surveyor, No. 1710.

0624960
IDENTIF. + REFERENCE
99 AUG 16 PM 3:15
BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.
6763 08/16/99 0101 03CHECK 301.75

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

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

0624960
IDENTIF. ↑ REFERENCE

99 AUG 16 PM 3:15

BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

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CAMT	77500.00
CON TX	286.75
PRFEE	1.00
WDEED	12.00
CFEE	2.00
TOTAL	301.75
- CHECK	301.75

08/16/99 01 15:14 0001 6763

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1507014