# WARRANTY DEED

BOOK 11723 PAGE 302

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 90,000.00

Jennifer R. Fleming
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th DAY OF October 1999

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

Exp 05/27/2001

**THIS INSTRUMENT WAS PREPARED BY**
Premier Title & Escrow, LLC, 4301 Hillsboro Road, Suite 300, Nashville, Tennessee 37215

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Jennifer R. Fleming | Pioneer Mortgage, LLC | MAP 103-3 |
| (NAME) | (NAME) | |
| 5634 Meadowcrest Lane | 145 Southeast Parkway | PARCEL 6 |
| (ADDRESS) | (ADDRESS) | |
| Nashville, TN 37209 | Franklin, Tennessee 37064 | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Thomas A. Lawson, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Jennifer R. Fleming and Julie E. Fleming, both unmarried

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 135 on the Plan of Section Three, Richland Meadows, of record in Plat Book 2083, page 100, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to Thomas A. Lawson and wife, Darlene L. Lawson by deed from William J. Reilly and wife, Janis D. Reilly, of record in Book 7965, page 991, said Register's Office. Darlene L. Lawson conveyed her interest in said property to Thomas A. Lawson by Quitclaim Deed of record in Book 9251, page 142, said Register's Office.

This conveyance is subject to (a) 1999 real property taxes which have been prorated and assumed by the grantor(s); (b) all matters appearing on the plan of record in Book 2083, page 100, said Register's Office; and (c) restrictive covenants of record in Book 2152, page 121 and Book 2195, page 256, said Register's Office.

unimproved ( )
This is improved ( X ) property, known as 5634 Meadowcrest Lane, Nashville, Tennessee 37209
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, 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, 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 GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this 27th day of October 1999

Thomas A. Lawson by Patricia C. Groat

Thomas A. Lawson, by Patricia C. Groat,
Attorney in Fact

0/27/99 01:04 03CHECK 344.00

99 OCT 29 PM 3:42
REGISTER
DAVIDSON COUNTY, TN.

REFERENCE

06520068

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

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 Thomas A. Lawson, unmarried

the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 27th day of October 1999.

Commission expires _____

_____
Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____ .

My commission expires _____

_____
Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 27th day of October, before me personally appeared Patricia C. Groat, to me known to be the person who executed the foregoing instrument on behalf of Thomas A. Lawson and acknowledged that she executed the same as the free act and deed of Thomas A. Lawson.

Witness my hand and seal this 27th day of October, 1999.

Exp 05.27.2001

_____
Notary Public

# OFFICIAL RECEIPT

**BILL GARRETT**
**REGISTER OF DAVIDSON COUNTY**
**NASHVILLE, TENNESSEE**

**RECEIVED OF** _____

**FOR** _____

BOOK 11723 PAGE 304

| | | |
|---|---|---|
| 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 |

0652068

CROSS REFERENCE

99 OCT 29 PM 3:42

REGISTER
DAVIDSON COUNTY, TN.

| | |
|---|---|
| CAMT | 90000.00 |
| CON TX | 333.00 |
| PRFEE | 1.00 |
| WDEED | 8.00 |
| CFEE | 2.00 |
| TOTAL | 344.00 |
| CHECK | 344.00 |

10/29/99 01 15:46 0001 5663

**RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK**

**No.** 1533424