Instr:200005150048504 Page: 1 OF 2
REC'D FOR REC 05/15/2000 10:45:50AM
RECORD FEE: $11.00
M. TAX: $0.00 T. TAX: $351.50

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 95,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th DAY OF April, 2000

Notary Public

MY COMMISSION EXPIRES: January 27, 2001
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
MADISON TITLE COMPANY, 101 SHEPHERD HILLS DRIVE, MADISON, TENNESSEE 37115

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
DINA A. D'GEROLAMO (NAME)	BANK OF AMERICA MORTGAGE (NAME)	MAP 61-3
1006 SOLLEY DRIVE (ADDRESS)	2059 NORTHLAKE PARKWAY (ADDRESS)	PARCEL 125
NASHVILLE, TENNESSEE 37216 (CITY) (STATE) (ZIP)	TUCKER, GA 30084 (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, MARY FRANCES SEAY FLEMING AND HUSBAND, OSCAR D. FLEMING

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO DINA A. D'GEROLAMO, 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. 11 and the easterly 12 feet of Lot No. 12, of Block "J", on the Map of Broadmoor, Section 2, as of record in Book 547, page 174, Register's Office for Davidson County, Tennessee.

Said Lot and part of lot adjoin and front together 67 feet on the southerly side of Solley Drive and run back 152 feet on the eaterly line and 151.5 feet more or less on the westerly line, to a dead line in the rear, measuring 67 feet thereon.

Being the same property conveyed to Mary Frances Seay by deed of record in Book 5051, page 840, Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved (X) property, known as 1006 SOLLEY DRIVE, NASHVILLE, TENNESSEE 37216
(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 our hand s this 28th day of April, 2000

Mary Frances Seay Fleming
MARY FRANCES SEAY FLEMING

Oscar D. Fleming
OSCAR D. FLEMING

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 FRANCES SEAY FLEMING AND HUSBAND, OSCAR D. FLEMING

the bargainor, 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 at MADISON, Tennessee, this 28th day of April, 2000.

Commission expires February 27, 2001

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