Davidson County DEEDWARR
Recvd: 02/15/02 13:02 3pgs
Fees:18.00 Taxes:370.00
20020215-0020305

246
10982

[ADDRESS NEW OWNER:]	[SEND TAX BILLS TO:]	[MAP-PARCEL NO.]
Tammie Fleming	AmSouth Bank	Map 050-03-0
1413 Tempany Court	2050 Parkway Office Circle	Parcel 072.00
Nashville, TN 37207	Birmingham, AL 35244	

This instrument prepared by : Robert J. Notestine, III, Attorney, 104 Woodmont Boulevard, Suite 115, Nashville, Tennessee 37205

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, **Timothy Jason Reeves and wife, Julie Kathryn Reeves** (The "Grantors") have bargained and sold, and by these presents does transfer and convey unto **Tammie Fleming, an unmarried person,** (The "Grantee"), her heirs and assigns certain tract or parcel of land in Davidson County, State of Tennessee, being more particularly described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 102 on the Plan of Bellshire Terrace, Section Two, Phase Two, of record in Plat Book 6250, page 673, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Timothy Jason Reeves and wife, Julie Kathryn Reeves by deed from Calvin D. Moore and wife, Edith R. Moore of record in Book 9816, page 237, said Register's Office for Davidson County, Tennessee.

This description is the same as was used in the last deed of record.

This conveyance is subject to the following:

1. Taxes for the year 2002 and subsequent years.
2. Plan of record in Book 6250, page 673, said Register's Office for Davidson County, Tennessee.
3. Restrictive Covenants contained in instrument of record in book 6741, page 991, said Register's Office for Davidson County, Tennessee.

This is improved property commonly known as 1413 Tempany Court, Nashville, Tennessee 37207.

[STATE OF TENNESSEE]
[COUNTY OF DAVIDSON]

The actual consideration or value, whichever is greater for this transfer is $100,000.00.

Affiant

Subscribed and sworn to before me this 14th day of February, 2002.

Notary Public

My Commission Expires: 2-19-03

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, and interests thereto belonging to the said Grantee, her heirs and assigns, forever.

And Grantors do covenant with the said Grantee that the Grantors are lawfully seized and possessed of said land in fee simple; has a good right to convey it, and the same is unencumbered except as set forth herein above.

And Grantors do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the Property to the said Grantee, her heirs and assigns against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantors have caused this Deed to be executed this 14th day of February, 2002.

Timothy Jason Reeves

Julie Kathryn Reeves

STATE OF TENNESSEE)
COUNTY OF DAVIDSON

On this **14th** day of **February, 2002**, before me personally appeared Timothy Jason Reeves and wife, Julie Kathryn Reeves, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, executed the foregoing instrument for the purpose therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 14th day of **February,** 2002.

Notary Public

My Commission Expires: 2-19-03