THIS INSTRUMENT PREPARED BY:
John A. Beam, III, Attorney
Beam, Miller & Rogers, PLLC
1332 Eighth Avenue North
P.O. Box 280240
Nashville, Tennessee 37228

FROM: Wanda E. Allen, Administratrix
For the Estate of Daphne Veronica Flemings ("GRANTOR")

TO: William A. Mundy and wife,
Toyia C. Mundy ("GRANTEE")

PROPERTY ADDRESS:

1202 Lischey Avenue
Nashville, TN 37207

SEND TAX BILLS TO:

Mr. & Mrs. William A. Mundy
116 Mavella Court
Goodlettsville, TN 37072

MAP/PARCEL:

71-15-4600.00

Davidson County DEEDWARR
Recvd: 03/15/02 10:42 2pgs
Fees:13.00 Taxes:99.90

20020315-0032834

ADMINISTRATRIX'S DEED

WHEREAS, Daphne Veronica Flemings (a/k/a Veronica Flemings) died intestate on April 25, 2000 a citizen and resident of Davidson County, Tennessee;

WHEREAS, by Order of the Seventh Circuit Court for Davidson County (Probate Division) dated April 28, 2000, Wanda E. Allen was named Administratrix of the Estate of Daphne Veronica Flemings (Case No. 00P643);

WHEREAS, by Order of the Seventh Circuit Court for Davidson County (Probate Division) dated November 17, 2000, the Administratrix was authorized to sell the Decedent's real property;

NOW, THEREFORE, FOR AND IN CONSIDERATION of the sum of Twenty-Seven Thousand and NO/100s Dollars ($27,000.00), the receipt and sufficiency of all of which is hereby acknowledged , I, Wanda Allen, Executrix, have bargained and sold, and by these presents do transfer and convey unto William A. Mundy and wife, Toyia C. Mundy, their heirs, successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

BEING parts of Lots Nos. 27 and 28 on the Map of Sharpe and Horn's First Addition of record in Book 57, page 152, Register's Office for said County, and described as follows:

Beginning at a point in the west margin of North 4th Street; formerly Lischey Avenue, 45 feet north of Scott Avenue, being 5 feet south of the line between Lots Nos. 27 and 28, thence westerly, parallel to the line between said lots, 117 feet more or less to a point in the east line of the property conveyed to Bessie Mai Walker by deed of record in Book 873, page 185, said Register's Office; thence along Walker's easterly line, northerly 43 feet to Walker's northeast corner, thence along Walker's north line westerly 43 feet to the easterly margin of an alley; thence with the margin of said alley northerly 2 feet to a point which is 10 feet south of the line between Lots Nos. 28 and 29; thence easterly, parallel with the line between said Lots, 160 feet more or less to the west margin of North 4th Street; thence with the margin of the same southerly 45 feet to the point of beginning.

BEING the same property conveyed to Thomas Flemming (deceased) and Veronica Flemming (deceased), by installment deed from Ernest M. Randolls and wife, Verla Mai Randolls, of record in Book 4659, Page 159, said Register's Office.

This is improved property known as: 1202 Lischey Avenue, Nashville, Tennessee 37207.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said William A. Mundy and wife, Toyia C. Mundy, their heirs, successors and assigns, forever, in fee simple.

GRANTOR covenants with GRANTEE that she has done nothing to impair the title as received by GRANTOR, and she will warrant and defend the title against the lawful claims of all persons claiming by or through them in their representative capacity, but not further or otherwise, and the same is unencumbered except:

1. Payment of Real Property Taxes for the year 2002 is assumed by GRANTEE.

2. Title to that portion of the premises embraced within the bounds of any streets, roads, or highways.

3. Easement for sanitary sewers and/or storm drains of record in Book 7650, page 601, Register's Office of Davidson County, Tennessee.

WITNESS my hand, this 8th day of March, 2002.

ESTATE OF DAPHNE VERONICA FLEMINGS

Wanda E. Allen
Wanda Allen, Administratrix

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for said State and County aforesaid, personally appeared Wanda E. Allen, as Administratrix for the Estate of Daphne Veronica Flemings, who 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 office, this the 8th day of March, 2002.

Cynthia L. Parrish
Notary Public

My Commission Expires: Jan. 31, 2004

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration of value, whichever is greater, for this transfer is $27,000.00.

William R. Lucy
Affiant

Subscribed and sworn to before me this 8th day of March, 2002.

Cynthia L Parrish
Notary Public

My Commission Expires: Jan. 31, 2004