PREPARED BY (AND RETURN TO):

WILKINS & IVEY
Attorneys At Law

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Davidson County DEEDWARR
Recvd: 02/26/03 15:19 2pgs
Fees:13.00 Taxes:623.08
20030226-0025839

W & I Ref: (GJ) Title No: 44122

Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Clarence E. Fleming 7056 Sugarplum Road Nashville, TN 37211	Union Planters Bank 1900 Charles Bryan Road Cordova, TN 38016

TAX MAP-PARCEL NUMBERS: 181-1-A-189

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of , cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned Eric M. Berthelot and spouse, Elizabeth G. Berthelot, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto Clarence E. Fleming hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in **Davidson** County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot No. 129 on the Plan of Sugar Valley Section Five of record in Doc. No. 200012040118880, Register's Office for said County.

Said Lot No. 162.50 feet on the southerly margin of Sugarplum Road and extends back between parallel lines 125.00 feet to a dead line.

Being the same property conveyed to Eric M. Berthelot by deed from Yazdian Construction, Inc., a Tennessee corporation of record in Doc. No. 200202260024198, Register's Office for Davidson County, Tennessee.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to: Taxes for 2003, and subsequent years; The Plan, with Owner's Certificate, of record in Doc. No. 200012040118880, said Register's Office, which Plan shows a 20 foot minimum building setback line from Sugarplum Road, together with additional setback designations, and 20 foot easement for public utility purposes along the front line(s) The Declaration of Covenants, Conditions and Restrictions of record in Book 11069, page 14, Book 11069, page 24 and in Doc. No. 20001205-0119527, said Register's Office, which sets forth assessments, liens and other matters, to which Declaration reference is hereby made for more particulars.

This is improved property, known as: 7056 Sugarplum Road, Nashville, Tennessee 37211

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

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 12 day of December, 2002.

Eric M. Berthelot

Elizabeth G. Berthelot

State of Tennessee
County of Williamson

On this 12 day of December, 2002, before me the undersigned authority, personally appeared **Eric M. Berthelot and Elizabeth G. Berthelot**, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires: 2/18/03

Notary

KATHLEEN DRAGAMONTE NOTARY PUBLIC AT LARGE DAVIDSON CO. TENN.

State of Tennessee
County of Williamson

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: 168,400.00.

Affiant

Sworn and subscribed before me this 26 day of February, ~~2002~~ 2003

My Commission Expires: 3/25/06

Notary Public

ALAN D. MAZER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.