Davidson County DEEDWARR
Recvd: 04/29/03 10:35 3pgs
Fees:18.00 Taxes:186.59

20030429-0056978

FILE BOX 45

WARRANTY DEED

PATRICIA NICHOLLS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 50,430.54

Jane Randolph
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24th DAY OF April 20 03

Patricia Nicholls
Notary Public

MY COMMISSION EXPIRES: January 29, 2005
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
METROPOLITAN ESCROW, INC., 217 Pineway Drive, Nashville, TN 37217

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jane Randolph (NAME)	NEW OWNER (NAME)	MAP 82-3
337 Vailview Drive (ADDRESS)	(ADDRESS)	PARCEL 297
Nashville, TN 37207 (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, LaDonna Fleming, Lisa Renee Fleming, and James Lee Perry, III, Devisees of the Estate of Patricia Ozella Fleming HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Jane Randolph

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:

BEING Lot No. 15, in the George W. Steinback's Plan of lots in East Nashville, being a subdivision of Lucy H. Lindsley Tract, as of record in Book 161, Page 141, Register's Office for Davidson County, TN, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Patricia O. Fleming by deed from Canaan Properties of record in Book 8812, Page 712, said Register's Office. The said Patricia O. Fleming now being deceased. The said Patricia O. Fleming died and devised the property by Will to LaDonna Fleming, Lisa Renee Fleming and James Lee Perry, III. See Will of record in Instrument 20010702-0069937, said Register's Office and Probate #01P-57, Probate Court for Davidson County, Tennessee.

This conveyance is subject to Restrictive Covenants of record in Book 8812, Page 715, Register's Office for said County.

This conveyance is made subject to: (1) 2003 taxes, which have been assumed by the Grantees; (2) All matters appearing on the Plan of record in Plat Book 161, Page 141, said Register's Office.

CONTINUED

unimproved ( )
This is improved (X) property, known as 1012 Pennock Avenue, Nashville, TN 37207
(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 24th day of April, 20 03

LaDonna Fleming Carney
LaDonna Fleming, Devisee

James Lee Perry III
James Lee Perry, III, Devisee

Lisa Renee Fleming
Lisa Renee Fleming, Devisee

STATE OF TENNESSEE
COUNTY OF

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named _____

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that _____executed the within instrument for the purposes therein contained. Witness my hand and official seal at _____ _____, Tennessee, this _____ day of _____ 20_____ .

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(or proved to me on the basis of satisfactory evidence) 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 _____ 20_____ .

My commission expires _____ _____
Notary Public

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 LaDonna Fleming, Lisa Renee Fleming and James Lee Perry, III, Devisees of the Estate of Patricia Ozella Fleming a/k/a Patricia O. Fleming, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they are Devisees of the Estate of Patricia Ozella Fleming a/k/a Patricia O. Fleming and as such Devisees, they are authorized to execute this instrument on behalf of the Estate.

Witness my hand and official seal at Nashville, Tennessee, this 24th day of April, 2003.

My Commission Expires: 1/29/05

NOTARY PUBLIC

PATRICIA NICHOLLS
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

LEGAL DESCRIPTION CONTINUATION

This conveyance is subject to a Deed of Trust executed by Lisa R. Fleming, unmarried, Executrix, to Priority Trustee Services of Tennessee, L.L.C., Trustee, for Option One Mortgage Corporation, dated January 25, 2002, and filed for record in Instrument 20020201-0014156, Register's Office for said County, with an unpaid principal amount of approximately $ 46,930.54, which the grantees herein hereby assume and agree to pay. The escrow account if any is hereby transferred to the grantees.