THIS INSTRUMENT PREPARED BY: **Mudter Morgan & Patterson** **Attorneys-at-Law** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** Return to: Rudy Title & Escrow 2012 21st Avenue South Nashville, TN 37212	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $222,000.00. Jennie Garth Needham Affiant Subscribed and sworn to before me, this 25th day of July, 2003. Notary Public My Commission Expires: _____

GEORGE E. MUDTER, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires SEPT. 25, 2004

WARRANTY DEED

Address New Owner: Richard A. Fleming, Jr. 4008 Auburn Lane Nashville, TN 37215	**Send Tax Bills To:** Union Planters Mortgage 215 Forrest St. Hattiesburg, MS 39401	**Tax Information:** Map No.116-08-0 Parcel No. 124.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Taylor A. Cates and Carolyn D. Cates**, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Richard A. Fleming, Jr.** ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is Improved property located at 4008 Auburn Lane, Nashville, TN, 37215

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this July 25, 2003.

Taylor A. Cates by Jennie Garth Needham
Taylor A. Cates by Jennie Garth Needham
His Attorney-in-Fact

Carolyn D. Cates by Jennie Garth Needham
Carolyn D. Cates by Jennie Garth Needham
Her Attorney-in-Fact

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Before me, the undersigned, of the State and County aforesaid, personally appeared Jennie Garth Needham, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oth, acknowledged that she executed the within instrument on behalf of Taylor A. Cates and Carolyn D. Cates, as their Attorney-in-Fact, as the free act and deed of the within named Principal.

Witness my hand, at office, this 25th day of July, 2003.

Notary Public

My Commission Expires: _____

GEORGE E. MUDTER, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires SEPT. 25, 2004

Davidson County DEEDWARR
Recvd: 08/04/03 10:36 2pgs
Fees:13.00 Taxes:821.40

20030804-0109971

EXHIBIT "A"

Land in Davidson, Tennessee, being Lot No. 17 of Block C on the Map of Woodmont Lane Homesites, as of record in Plat Book 1130, page 13, Register's Office for Davidson County, Tennessee to which plan reference is made for a more complete description.

Being the same property conveyed to Taylor A. Cates and wife, Carolyn D. Cates by deed dated 11/29/99 from Andrew Watts Band, married, of record in Book 11763, Page 377, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1) 2003 City/County Taxes, which have been prorated and assumed by the Grantee(s);
2) Subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property OR
3) All matters appearing on the Plan of record in Book 1130, Page 13, Register's Office for Davidson County, Tennessee.