(1)

PREPARED BY (AND RETURN TO):

**WILKINS & IVEY**
Attorneys At Law

Woodmont Centre, Suite 100
104 Woodmont Blvd.
Nashville, TN 37205
Ph. (615) 298-3312 - Fax. 292-8746
E-mail: *main@wilkinsandivey.com*

W & I Ref:( SK ) Title No: 44742
Dav. Co. File: Box 8

Davidson County DEEDWARR
Recvd: 08/15/03 14:39 2pgs
Fees:13.00 Taxes:503.20

20030816-0119056

| ADDRESS NEW OWNER: | RESPONSIBLE FOR TAX PAYMENT: |
|---|---|
| Dorothy Fleming<br>~~1004A Sutton Road~~<br>~~Nashville, Tennessee~~<br>933 Kirkwood Ave.<br>Nashville, TN 37204 | Dorothy Fleming<br>933 Kirkwood Ave.<br>Nashville, TN 37204 |

**TAX MAP-PARCEL NUMBERS:** 118-09-238

# *WARRANTY DEED*

**FOR AND IN CONSIDERATION** of the sum of **$136,000.00** , cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **James Craig Forrest and spouse, Tanesha K. Forrest,** hereinafter called the **Grantor,** has bargained and sold, and by these presents does hereby transfer and convey unto **Dorothy 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. 2B on the Plan of Zone Lot Division of Lot 2 of the Resubdivision of Lot No. 3 Block F of Battlefield Estates of record in Book 4885, page 37, amended in Book 6200, page 85 Register's Office for said County, to which plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to James Craig Forrest and spouse, Tanesha K. Forrest by deed from Michael A. Kensack and wife, Elizabeth Ratliff Kensak of record in Book 11589, page 216, 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 Plat Book 4885, Page 37, amended in Book 6200, page 85, said Register's Office, which Plan shows a minimum building setback line and easement to which plan reference is hereby made for a more complete description thereof. The Declaration of Covenants, Conditions and Restrictions of record in Book 6348, page 723 and subject to the notes on the plan of record in Book 6200, page 85, 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: 1004A Sutton Road, Nashville, Tennessee**

**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.

**RECORDERS MEMO**
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

**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 31st day of July, 2003.

James Craig Forrest

Tanesha K. Forrest

**State of** TENNESSEE
**County of** DAVIDSON

On this 31st day of July, 2003 , before me the undersigned authority, personally appeared James Craig Forrest and Tanesha K. Forrest , 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:

CHRISTY W. IVEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. My Commission Expires JULY 21, 2007

Notary

**State of** TENNESSEE
**County of** DAVIDSON

## AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is $136,000.00

Affiant

Sworn and subscribed before me this the 31st day of July, 2003

Notary Public

My Commission Expires: July 21, 2004