File #200350774

ZANA C. PETTY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

FILE BOX 45

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 164,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17th day of September, 2003.

Notary Public

MY COMMISSION EXPIRES: 1-27-07

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
David W. Kious, Attorney, 4733 Andrew Jackson Pkwy., Suite 1-C, Hermitage, TN 37076

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Claude L. Fleming, III and Suzanne B Fleming	SouthTrust Mortgage Corp	Map 75-12
(NAME) 1045 Brookside Woods Blvd.	(NAME) 210 Wildwood Pkwy, Suite 100	Parcel B
(ADDRESS) Hermitage TN 37076	(ADDRESS) Birmingham, AL 35209	Parcel 074.00
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN 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, **JACQUELINE A. QUALLS, UNMARRIED,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **CLAUDE L. FLEMING, III AND SUZANNE B. FLEMING, HUSBAND AND WIFE**, 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:

Land in Davidson County, Tennessee, being all of Lot No. 61, on the Plan of First Revision, Phase Two-Section Three, Brookside Woods, a Planned Unit Development, as shown by plat appearing of record in Instrument No. 20000512-0048125, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of said lot.

Being the same property conveyed to Jacqueline A. Qualls, married by Warranty Deed dated August 29, 2000 of record in Instrument No. 20000915-0091807, Register's Office for Davidson County, Tennessee. The said Jacqueline A. Qualls, now widowed.

This conveyance is subject to the following: Restrictive Covenants as of record in Book 10444, Page 213, Book 11103, Page 156, and Book 11453, Page 900; Subject to the Charter of the Homeowners' Association of record in Book 10451, Page 506; Sewer and/or Storm Drainage Easement of record in Book 11256, Page 436, and Book 11497, Page 577; Utility Easement of record in Book 5609, Page 627; Subject to Deed for Common Area of record in Book 11450, Page 112; All matters on the plan of record in Book 9700, Page 350, Book 9700, Page 362, and Book 9700, Page 916, and, any and all matters shown on plat of record in Instrument No. 20000512-0048125; all in the Register's Office for Davidson County, Tennessee.

Unimproved ( )
This is improved (X) property, known as 1045 Brookside Woods Blvd., Hermitage, TN 37076
(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 Grantors covenant with the said GRANTEES that they 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 except for the current year property taxes which are being prorated between the parties and Grantees agreeing to pay said tax when due; and Grantors further covenant and bind themselves, their heirs and assigns, 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.

Davidson County DEEDWARR
Recvd: 09/19/03 10:36 2pgs
Fees:13.00 Taxes:606.80

20030919-0138878

Witness our hands this 17th day of September, 2003.

Jacqueline A. Qualls

Jacqueline A. Qualls

STATE OF Tennessee

COUNTY OF Davidson

Before me, the undersigned Notary Public, personally appeared Jacqueline A. Qualls, unmarried who is/are known to me or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal, this 17th day of September, 2003.

Notary Public

My Commission Expires: 10/25/03

(SEAL)

JULIA A. BATCHSON NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE

Mail After Recording To:
David W. Kious
Southern Title Services, LLC
4733 Andrew Jackson Pkwy., Suite 1-C
Hermitage, TN 37076