PREPARED BY (AND RETURN TO):

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W & I Ref:(_____) Title No: 45817
Dav. Co. File: Box 8

Davidson County DEEDWARR
Recvd: 08/10/04 14:12 2pgs
Fees:13.00 Taxes:710.40
20040810-0096631

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Edward A. McClarty Mary Jane McClarty 501 Holly HIll Court Nashville, Tennessee 37221	SunTrust Mortgage, Inc. 201 Fourth Ave. N/7th Floor Nashville, Tennessee 37219

TAX MAP-PARCEL NUMBERS: 142-11-042

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$192,000.00** , cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **J. Anthony Fleming Jr. and spouse, Jan M. Fleming**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Edward A. McClarty and spouse, Mary Jane McClarty** 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. 90 on the Plan of Section Two, Valley West of record in Book 3600, page 86, Register's Office for said County, described as follows:

Beginning at a point in the southerly margin of Holly Hill Court, corner of Lots 90 and 91; thence with the margin of same, southeastwardly 100 feet to a monument at the beginning of a curve to the right having a radius of 25 feet; thence around said curve, southeastwardly 39.27 feet to a monument in the northwest margin of Patten Lane; thence with the margin of the same, southwestwardly 147.0 feet to a monument at the common corner of Lots 89 and 90; thence with the line between said lots northwestwardly 131.69 feet to a point at the rear corner of Lots 90 and 91; thence with the line between said lots, northeastwardly 182.82 feet to the point of beginning.

Being the same property conveyed to J. Anthony Fleming, Jr., and wife, Jan M. Fleming by deed from William N. Painter and wife, Diane Painter of record in Book 8392, page 477, Register's Office for Davidson County, Tennessee.

Description Reference: The description is the same as that used in the last deed prior to this transaction.

This conveyance is subject to: Taxes for 2004, and subsequent years; The Plan, with Owner's Certificate, of record in Plat Book 3600 Page 86, said Register's Office, which Plan shows a 40 foot minimum building setback line from Holly Hill Court and a 55 foot minimum setback line from Patten Lane amended to a 40 foot minimum setback line by instrument of record in Book 8270, page 98, said Register's Office and a 10 foot easement for public utility and drainage purposes along the rear line(s); A 2.5 x 20 foot utility anchor easement located on the southeasterly front corner of said lot..

This is improved property, known as: 501 Holly Hill Court, Nashville, Tennessee 37221

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 9th day of August, 2004.

J. Anthony Fleming Jr.

Jan M. Fleming

State of TENNESSEE
County of DAVIDSON

On this 9th day of August, 2004 , before me the undersigned authority, personally appeared J. Anthony Fleming Jr. Jan M. Fleming , 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: 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 $192,000.00

Affiant

Sworn and subscribed before me this the 9th day of August, 2004

My Commission Expires: NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. My Commission Expires JULY 21, 2007

Notary Public