Davidson County DEEDWARR
Recvd: 08/16/04 11:58 2pgs
Fees:13.00 Taxes:370.00

20040816-0098744

This Instrument Prepared By:
TITLE ESCROW, INC.
640 Spence Lane, Suite 218
Nashville, TN 37217
(615) 361-6679

BOX #14A
G#17327-2

ADDRESS NEW OWNER:
Johnny W. Fleming III
6404 Thunderbird Drive
Nashville, TN 37209

SEND TAX BILL:
To Owner

MAP AND PARCEL:
MAP 104-11-0
PARCEL 240.00
24W-07370

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, James Gregory Hutchison, unmarried, the only living heir of James A. Hutchison and wife, Catherine W. Hutchison, hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto Johnny W. Fleming III, unmarried, hereinafter called the Grantee, his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

BEING Lot No. 86, on the Plan of Bransford Realty Company's Subdivision of the Edgar Jones Home Place, of record in Book 421, Page 7, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to James A. Hutchison and wife, Catherine W. Hutchison, by deed from Marcus Lee Shannon III, and wife, Margaret S. Shannon of record in Book 3135, Page 265, Register's Office for Davidson County, Tennessee. The said James A. Hutchison died August 18, 1980, survived by his wife, Catherine W. Hutchison; Catherine W. Hutchison, a widow, died intestate December 5, 2003, a resident of Davidson County, Tennessee, survived by her son, James Robert Hutchison, unmarried, as evidenced by Affidavit of Heirship recorded simultaneously herewith. There being no other siblings.

This is the same description as in previous deed of record.

THIS conveyance subject to such easements, setback lines and restrictive covenants of record in said Register's Office.

This is improved property known as 2608 Essex Place, Nashville, TN 37212.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Johnny W. Fleming III, unmarried, his heirs and assigns, forever; and I, James Gregory Hutchison, unmarried do covenant with the said Grantee that I am lawfully seized and possessed of said land in fee simple, have a good right to convey it; and I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, his heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this the 13th day of August, 2004.

James Gregory Hutchison

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named James Gregory Hutchison, unmarried the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within Warranty Deed for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this the 13th day of August, 2004.

NOTARY PUBLIC

My Commission Expires: 3/22/2008

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual value or consideration, whichever is greater, for this transfer is $ 100,000.00.

AFFIANT

Subscribed and sworn to before me this 13th day of August, 2004.

NOTARY PUBLIC
My Commission Expires: 3/22/2008