BOX #14A

WARRANTY DEED

G#17327-2

Davidson County DEEDWARR
Recvd: 08/16/04 12:00 2pgs
Fees:13.00 Taxes:481.00

20040816-0098746

State of Tennessee)
County of Davidson)

The actual consideration or value, whichever is greater, for this transfer is **$130,000.00.**

Kathy Goodson
Affiant

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

Deborah H. Berry
Notary Public

My commission expires: 3/25/06

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
John T. Cook, P.C.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
THOMAS LEE SANDERS	**"NEW OWNER"**	**Map 104-11-0, Parcel 240.00**
401 Gentry Avenue		
Nashville, TN 37206		

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, I,

JOHNNY W. FLEMING, III, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

THOMAS LEE SANDERS, an unmarried man

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

BEING the same property conveyed to Johnny W. Fleming, III, unmarried, by Warranty Deed dated August 13, 2004, from James Gregory Hutchison, unmarried, the only living heir of James A. Hutchison and wife, Catherine W. Hutchison, of record in Instrument No. 20040816-00098744 **, Register's Office for Davidson County, Tennessee.**

THIS conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes for the current year which have been prorated and assumed by the Grantee herein.

This is Improved (__X__) Unimproved (____) 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 GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we 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 we do further convenant and bind ourselves, our heirs and representatives, 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.

Witness my/our ~~hand~~(s) this **13th** day of **August, 2004.**

JOHNNY W. FLEMING, III

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **JOHNNY W. FLEMING, III,** the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this **13th** day of **August, 2004.**

Notary Public

My Commission Expires: 12-12-04

KATHY HAND
NOTARY PUBLIC AT LARGE
STATE OF TENNESSEE

Comm. Expires 12/12/04