THIS INSTRUMENT PREPARED BY: **Mudter Morgan & Patterson** **Attorneys-at-Law** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 23199-07-2004** File Box 9B	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $250,000.00. Affiant Subscribed and sworn to before me this 12th day of August, 2004. NOTARY PUBLIC AT LARGE J. Michael Morgan My Commission Expires July 30, 2005 STATE OF TENNESSEE Notary Public

WARRANTY DEED

Address New Owner: Van M. Flesher 1310 Burton Valley Road Nashville, TN 37215	**Send Tax Bills To:** New Owners	**Tax Information:** Map No.131.15-0 Parcel No. 004.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Jean Sutton**, devisee under the will of Alla Mae Leathers, deceased ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Van M. Flesher and Elizabeth Haldeman Flesher, husband and wife,** ("Grantee"), their successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is Improved property located at 1310 Burton Valley Road, Nashville, TN 37215

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on the 12th day of August, 2004.

Jean Sutton

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **Jean Sutton**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that She executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 12th day of August, 2004.

Notary Public

My Commission Expires: _____

ELIZABETH J. SMITH NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires NOV. 24, 2007

Davidson County DEEDWARR
Recvd: 08/18/04 10:16 2pgs
Fees:13.00 Taxes:925.00

20040818-0099701

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 31 on the Plan of Harpeth Acres, Section Seven, as of record in Plat Book 2331, page 154, Register's Office for Davidson County, Tennessee to which plan reference is made for a more complete description.

Being the same property conveyed to Raymond H. Leathers etux Alla Mae Oliver Leathers by Deed dated 2/1/66 from Frances T. Lackey of record in Book 3983, page 970, Register's Office for Davidson County, Tennessee. Both parties have since died with Raymond H. Leathers having predeceased Alla Mae Oliver Leathers, who died June 7, 2004. By Will of record in Will Book Instrument No. 5659/1568240, Probate Court Clerk's Office for Davidson County TN., Alla Mae Leathers devised subject property to Jean Sutton. (Alla Mae Oliver Leathers and Alla Mae Leathers are one and the same person.)

This conveyance is made subject to:

1. 2004 City/County Taxes which which have been prorated and assumed by the Grantees .
2. Restrictive covenants contained in an instrument of record in Book 2591, page 632, and Book 2633, page 487, Register's Office for Davidson, County, Tennessee, (omitting therefrom any covenants, conditions or restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the covenants, conditions or restriction (a) is exempt under Title 42 of the United States Code; or (b) relates to handicap, but does not discriminate against handicapped persons).
3. All matters appearing on the Plan of record as Book 2331, page 154, Register's Office for Davidson County, Tennessee.