This Instrument Prepared By:
Heritage Title & Escrow Co., Inc.
123 Fifth Ave. North
Franklin, TN 37064

Map & Parcel 105-13-267.00

Send Tax Statements To:	Name/Address New Owner:	Name of Mortgagee:
New Owner	Kim Winn	American Mortgage Network
	936 S. Douglas Ave	P.O. Box 85463
	Nashville TN 37204	San Diego CA 92186

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **Ten Dollars ($10.00)**, cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, I, **DOROTHY FLEMING**. unmarried, have bargained and sold and by these presents do transfer and convey unto . KIM WINN, unmarried her heirs and assigns forever, the following described property, to wit: KW

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to-wit:

Land in Davidson County, Tennessee, being the westerly 50 feet of Lot No. 81 on the Map of Waverly Place as of record in Book 57, page 95, Register's Office for said County.

Said part of Lot No. 81 fronts 50 feet on the northerly side of Douglas Avenue and runs back between parallel lines 265 feet, more or less, to an alley.

Being the same property conveyed to Dorothy Fleming by Warranty Deed from Alvin Earl Jackson and wife, Shirl Jackson of record in Instrument No. 20040227-0022280, Register's Office for Davidson County, Tennessee.

Davidson County DEEDWARR
Recvd: 11/03/04 12:35 2pgs
Fees:13.00 Taxes:693.75
20041103-0132440

TO HAVE AND TO HOLD said tract of land, together with all improvements thereon and all appurtenances thereunto belonging unto the said Grantee, her heirs and assigns forever.

AND I DO COVENANT with the said Grantee, her heirs and assigns, that I am lawfully seized and possessed of said property, that I have a good and lawful right to sell and convey same, and that it is free from any lien or encumbrance whatsoever with the following exceptions:

1. Davidson County property taxes for subsequent years are a lien but not yet due and payable.
2. All matters as shown on the Plan of Map of Waverly Place, of record in Plat Book 57, page 95, Register's Office for Davidson County, Tennessee.

AND I DO FURTHER COVENANT and bind myself, my heirs and assigns, to warrant and defend the title thereto against the lawful claims and demands of all persons whomsoever.

IN TESTIMONY WHEREOF, I have hereunto set my signature, this the **29th** day of **October, 2004.**

Dorothy Fleming
DOROTHY FLEMING

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **DOROTHY FLEMING**, the bargainor, 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 and seal, at office, on this **29th** day of **October, 2004.**

My Commission Expires:
1/16/08

J. SUSAN DUFF NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TN

J Susan Duff
Notary Public

STATE OF TENNESSEE
COUNTY OF Williamson

I certify that the actual consideration or value, whichever is greater, for this transfer is the sum of **$187,500.00.**

Joan K Smith
Affiant

Sworn to and subscribed before me on this **29th** day of **October, 2004.**

My Commission Expires:

Dolly T Peay
Notary Public

DOLLY T. PEAY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.
My Commission Expires JULY 30, 2005

After Recording Return To:
Nations Title Agency, Inc.
5214 Maryland Way, Suite 208
Brentwood, TN 37027
04TN06834