PLEASE RETURN TO: AMTITLE & ESCROW, LLC
515 RIVERGATE PARKWAY, SUITE #111
GOODLETTSVILLE, TN 37072

20B

FROM: Kelli K. Grady

TO: Mark B. Fleming and wife, Roberta J. Fleming

Address New Owner as follows:	Send Tax Bills to:	Map-Parcel No.
Mr. and Mrs. Mark B. Fleming 4917 Shadowlawn Drive Hermitage, Tennessee 37076	AMSOUTH BANK 2050 Parkway Office Circle Birmingham, AL 35244	Map 76-5 Parcel 43

THIS INSTRUMENT PREPARED BY: Waller Lansden Dortch & Davis, PLLC, 511 Union Street, Suite 2700, Nashville, Tennessee 37219-1760

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $116,500.00.

Affiant

Subscribed and sworn to before me, this the 7th day of February, 2005.

TAMMY JO SULCER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. My Commission Expires NOV. 25, 2006

Notary Public

My Comm. Expires: 11-25-06

Davidson County DEEDWARR
Recvd: 02/11/05 15:48 2 pgs
Fees:13.00 Taxes:431.05

20050211-0016177

GENERAL WARRANTY DEED

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 and sufficiency of which are hereby acknowledged, Kelli K. Grady, an unmarried person, hereinafter called "GRANTOR", has bargained and sold, and by these presents does transfer and convey unto Mark B. Fleming and wife, Roberta J. Fleming, hereinafter called "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. 40 on the plan of Hidden Hill, as of record in Book 4860, Page 43, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description thereof.
>
> Being the same property conveyed to Kelli K. Grady, by deed from Sheila McCall, of record as Instrument No. 20020730-0091351, said Register's Office.

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Said property is transferred subject to the limitations, restrictions, and encumbrances set forth below.

1. 2005 Metropolitan Government Taxes, which have been prorated.

2. All matters shown on the plan of record in Book 4860, page 43, said Register's Office.

3. Restrictive covenants of record in Book 4983, page 337, said Register's Office.

This is improved property located at 4917 Shadowlawn Drive, Hermitage, Tennessee 37076.

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 GRANTOR does covenant with the said GRANTEES that she is lawfully seized 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; and GRANTOR does further covenant and bind herself, her heirs and assigns, 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 hand this 7th day of February, 2005.

Kelli K. Grady

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 Kelli K. Grady, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and seal at office in Nashville, Tennessee, this the 7th day of February, 2005.

NOTARY PUBLIC

My Commission Expires: 11-25-06

TAMMY JO SULCER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 25, 2006

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