WARRANTY DEED

G-REMAX-05-8204

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $170,900.00

Affiant

Subscribed and sworn to before me, this 31st DAY OF March, 2005.

Notary Public

MY COMMISSION EXPIRES: 7-29-06
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
RUDY TITLE & ESCROW, LLC
2012 21st Avenue South
NASHVILLE, TENNESSEE 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Sheila D. Fleming	Mortgage Lender Network USA,	
8204 Canoe Court	(NAME) 213 Court Street	
(ADDRESS) Nashville, Tennessee 37221	(ADDRESS) Middletown, CT 06457	126-15A-228CO
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we SUZANNE KEEHNE, A SINGLE WOMAN, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto RALPH W. FLEMING AND WIFE, SHELIA D. FLEMING, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

Being Lot Number 206, on the plan of Boone Trace, Section 5, of record in Instrument No. 20000622-0062086, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Suzanne Keehne, a single woman, by deed from Fox Ridge Homes, Inc. executed on December 27, 2000 and filed for record in Instrument No. 20010102-0000481, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing easements and restrictions as shown of record including those shown on Plat Instrument No. 20000620-0062086; Book 7265, page 657; Book 9342, page 312; Book 9735, page 931; Book 10032, page 813; Book 10306, page 817; Book 11455, page 443; Instrument No. 20001211-0121618; Instrument No. 20010717-0075902; Instrument No. 20011119-0126832; Book 9607, page 534; Instrument No. 20011119-0126831 and Book 9665, page 420, Register's Office of Davidson County, Tennessee.

unimproved ( )
This is improved (X) property, known as 8204 Canoe Court, Nashville, Tennessee 37221
(House Number) (Street) (P.O. Address) (City or Town) (Postal ZIP)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), 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 31st day of March, 2005.

Suzanne Keehne by Monte Mohr,
attorney-in-fact

Davidson County DEEDWARR
Recvd: 04/04/05 15:25 2 pgs
Fees:13.00 Taxes:632.33

20050404-0036532

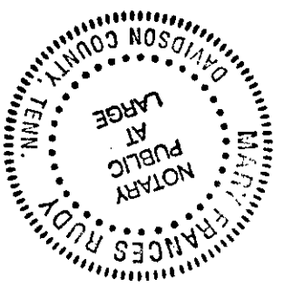
STATE OF Tennessee
COUNTY OF Davidson

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared Monte Mohr, to me known (or proved to me on the basis of satisfactory evidence), to be the person who executed the foregoing instrument in behalf of Suzanne Keehne and acknowledged that he/she executed the same as the free act and deed of the said Suzanne Keehne.

Witness my hand and official seal at Nashville, Tennessee, on this the 31st day of March, 2005.

NOTARY PUBLIC

My Commission Expires: 7-29-06



RETURN TO:

2012 21st Avenue South
Nashville, TN 37212

615.383.2903