Davidson County DEEDWARR
Recvd: 08/19/05 10:25 2 pgs
Fees:13.00 Taxes:1398.60

20050819-0098988

Warranty Deed

This Instrument Prepared By:
Marbut Glenn Gaston, Jr., Attorney at Law
2211 Crestmoor Rd., Nashville, TN 37215 (615) 385-2804 TnSupCt# 003143

Old Republic Title: Owner's Title Number: _____

Name & Address of Property Owner:	Send Tax Bills To:	Map & Parcel Numbers:
Richard Allen Fleming, Jr. etux Julie B. Fleming	SAME Address	Map: 130-09
137 W. Brookvield Ave.		Parcel: 019.00
Nashville, TN 37205		7DZ-32320

For and in Consideration of the sum of $ 378,000.00 cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which is hereby acknowledged, Argon Realty Investments, a Tennessee General Partnership, with Patrick J. Riley, Jr., managing partner

hereinafter called the **GRANTORS**, have bargained and sold, and by these presents do transfer and convey unto

Richard Allen Fleming, Jr., and wife, Julie B. Fleming

hereinafter called the **GRANTEES**, their heirs and assigns, a certain tract or parcel of land described as follows, to wit:

Land in Davidson County, Tennessee and being **Lot No. 17** of **Block "C"**, on the 2nd Revised Plan of **Highlands of Belle Meade, No. 2,** as of record at **Plat Book 1130, page 62,** in the Register's Office for said County, and to which plan reference is hereby made and the same incorporated herein for a complete description of said lot.

Being all the same property conveyed to the grantor herein by deed as of record at Instrument Number 20010427-0042445, in said Register's Office, and the above description is the same as appears therein.

This conveyance is subject to current year's property taxes which have been prorated this date and the grantee assumes in full (if this proration is based on prior year's taxes or the best-information available as of this date, grantor expressly agrees to reimburse grantee for any difference in the prorated amount within 30-days of written notice of the same from grantee), and to restrictive covenants, plat limitations, easements, and/or other matters, as hereinafter stated, to wit: Said plan of record at Plat Book 1130, page 62, said Register's Office.

End of Page 1 of Warranty Deed.....

This is **IMPROVED** property known as: 137 W. Brookvield Ave., Nashville, TN 37205
{unimproved / improved}

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. We do covenant with 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 set out herein. We do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said land to the GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Where ever 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 our hands on this **18th** day of **AUGUST**, 20 **05**

Argon Realty Investments
a Tennessee General Partnership

BY: _____

Patrick J. Riley, Jr., managing partner

STATE OF TENNESSEE:
COUNTY OF DAVIDSON:

The actual value or consideration, whichever is greater, for this transfer is $ **378,000.00**.

_____, Affiant

SUBSCRIBED AND SWORN TO BEFORE ME ON **August 18, 2005**.

My Commission Expires: 9-20-08

MONTE POE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

_____ Notary Public

STATE OF TENNESSEE:
COUNTY OF DAVIDSON:

Before me, the undersigned, a Notary Public in and for said County and State, did personally appeared

Patrick J. Riley, Jr.

with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged him self to be the managing partner of Argon Realty Investments, the within named bargainor, a Tennessee General Partnership and that he, as such managing partner, being authorized so to do, executed this Warranty Deed for the purposes therein contained, by signing the name of said partnership, by him self as such managing partner. WITNESS my hand and official seal at office on **August 18, 2005**.

My Commission Expires: 09-22-2007

MARBUT GLENN GASTON JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

Notary Public: Marbut Glenn Gaston, Jr.