St ennessee
Co Davidson

The actual consideration or value, whichever is greater, for this transfer is $88,000.00.

Subscribed and sworn to before me, this 5th day of November, 2005.

Affiant

My Commission Expires:

Notary Public

File No. N14420 2009

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY
First National Financial Title Svs., Inc.
25 Century Boulevard
Suite 203
Nashville, TN 37214

ADDRESS OF NEW OWNER:		SEND TAX BILLS TO:	
NAME: Rochelle Fleming		NAME: Rochelle Fleming	
STREET ADDRESS: 1475 Snell Blvd		STREET ADDRESS: 1475 Snell Blvd	
CITY: Nashville	STATE: Tennessee	CITY: Nashville	STATE: Tennessee
ZIP CODE: 37218		ZIP CODE: 37218	
MAP & PARCEL NO.: 080-12-0-026.00			

For and in consideration of the sum of TEN DOLLARS, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, ***James E. Scott, Jr. and wife, Trina A. Scott***

Hereinafter called Grantors have, bargained and sold, and by these presents does hereby transfer and convey unto ***Rochelle Fleming, unmarried***

Hereinafter called Grantee, his/her heirs and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto, located in Davidson County, State of Tennessee, more particularly described as follows:

Being Lot No. 340 on the Plan of Bordeaux Hills, Section Two, as shown by plat of record in Book 3600, Page 7, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete legal description.

BEING the same property conveyed to James E. Scott, Jr. and wife, Trina A. Scott by Warranty Deed from B & W Investments, dated 08/24/89, recorded 08/28/89, in Book 7924, Page 669, Davidson County, Tennessee.

This is improved property known as ***1475 Snell Blvd, Nashville, TN 37218***

To have and to hold the said tract or parcel of land, with all the appurtenance, estate, title and interest thereto belonging to the said Grantee, his/her heirs and assigns, forever; and we do covenant with the said Grantee 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, his/her heirs and assigns, against the lawful claims of all persons whomsoever.

Davidson County DEEDWARR
Recvd: 11/14/05 14:41 2 pgs
Fees:13.00 Taxes:325.60

20051114-0137418

WITNESS our hands this 5th day of November, 2005.

James E. Scott, Jr.

Trina A. Scott

State of Tennessee }
County of Davidson } ss

On this the 5th day of November, 2005, before me, the undersigned Notary Public, personally appeared **James E. Scott, Jr. and wife, Trina A. Scott**, known to me (or satisfactorily proven) to be the persons whose names are subscribed to the within instrument, and acknowledged that they executed the same for the purposes therein contained.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.

Notary Public
My commission expires

My Commission Expires [illegible], 2009

WARRANTY DEED