WARRANTY DEED

Davidson County DEEDWARR
Recvd: 11/18/05 16:06 2 pgs
Fees:13.00 Taxes:971.25

20051118-0139896

B-BPR-05-208

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $263,500.00

Affiant

Subscribed and sworn to before me, this 17th DAY OF November, 2005.

Notary Public

MY COMMISSION EXPIRES: 7-29-

(AFFIX SEAL)

JOHN GLEAVES NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

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 NUMBER
Samuel Edward Blevins	Suntrust Mortgage, Inc.	
208 38th Avenue North	(NAME) 201 4th Avenue North / 7th Floor	104-1-227
(ADDRESS) Nashville, Tennessee 37209	(ADDRESS) Nashville, TN 37219	
(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 RICHARD A. FLEMING, JR., married AND BENJAMIN D. FLEMING, ~~unmarried~~ married AND RICHARD A. FLEMING, Married, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto SAMUEL EDWARD BLEVINS, unmarried, 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:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 128 AND THE SOUTHERLY 12 FEET OF LOT 129 ON THE MAP OF WEST GROVE SUBDIVISION OF RECORD IN BOOK 421, PAGE 109, SAID REGISTER'S OFFICE.

SAID LOT AND PART OF LOT ADJOIN AND FRONT TOGETHER 62 FEET ON THE EASTERLY SIDE OF 38TH AVENUE NORTH AND RUN BACK BETWEEN PARALLEL LINES 160 FEET TO AN ALLEY.

BEING THE SAME PROPERTY CONVEYED TO RICHARD A. FLEMING, JR., BENJAMIN D. FLEMING AND RICHARD A. FLEMING, JR. BY WARRANTY DEED FROM RONALD L. HEACOCK, UNMARRIED RECORDED NOVEMBER 19, 2002 IN INSTRUMENT NO. 20021119-0143207, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. BY QUITCLAIM DEED RECORDED JULY 30, 2003 IN INSTRUMENT NO. 20030730-0108110, RICHARD A. FLEMMING, JR. CONVEYED HIS INTEREST TO RICHARD A. FLEMMING SR. AND BENJAMIN FLEMMING AND BY QUITCLAIM DEED RECORDED NOVEMBER 11, 2003, RICHARD A. FLEMING, JR. AND BENJAMIN D. FLEMING CONVEYED AN UNDIVIDED 1/3 INTEREST TO RICHARD A. FLEMING

This conveyance is subject to any and all existing easements and restrictions as shown of record.

unimproved ( )
This is improved (X) property, known as 208 38th Avenue North, Nashville, Tennessee 37209
(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 17th day of November, 2005.

Richard A. Fleming, Jr.

Benjamin D. Fleming

Richard A. Fleming

STATE OF Tennessee
COUNTY OF Davidson

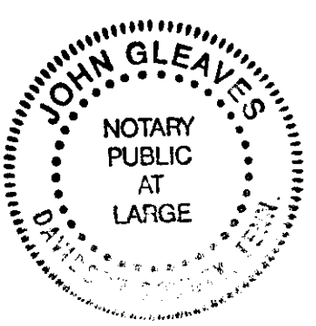
Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Richard A. Fleming, Jr. and Benjamin D. Fleming, and Richard A. Fleming, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 17th day of November, 2005.

Notary Public

My Commission Expires: 8-29-06

(SEAL)



RETURN TO:

2012 21st Avenue South
Nashville, TN 37212

615.383.2903