WARRANTY DEED

BOX 50-B
RETURN TO:
PREPARED BY:
BANKERS TITLE & ESCROW CORP
3310 WEST END AVE.
NASHVILLE TN 37203

CAROLINE CHAPPELL
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENNESSEE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $310,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31ST DAY OF JANUARY, 2007.

Notary Public

MY COMMISSION EXPIRES: 9-22-07
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Robert L. Scruggs, Attorney, 2525 21st Avenue South, 2nd Floor, Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Peter D. Fleming	Bank of America	**Map 115-07-0**
(NAME) **650 Brook Hollow Road**	(NAME) P.O. Box 9000	
(ADDRESS) **Nashville, TN 37205**	(ADDRESS) Getzville, NY 14068-9000	**Parcel 089.00**
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **LARRY D. DRAKE AND WIFE, EMILY DRAKE** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **PETER D. FLEMING AND WIFE, AUDREY C. FLEMING,** HEREINAFTER CALLED THE 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. 334 on the Plan of West Meade Farms, Inc., Section "N"of record in Plat Book 2133, page 94, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Beginning at a point on the easterly margin of Brook Hollow Road at the common corner of Lots Nos. 334 and 335; thence with the line between said lots eastwardly 231 feet to a point; thence northwestwardly 192.1 feet to the south margin of West Meade Drive; thence with the margin of same westwardly 206 feet to the beginning of a curve; thence along said curve southwesterly 39.3 feet to the easterly margin of Brook Hollow Road; thence with the margin of the same southwardly 167 feet to the beginning.

Being the same property conveyed to Larry D. Drake and wife, Emily Drake, as tenants by the entirety by deed from E.M. Culver and wife, Avolyn P. Culver of record in Book 11655, page 698, Register's Office of Davidson County, Tennessee.

This conveyance is made subject to all conditions, easements; and all other matters of record in the Register's Office for Davidson County, Tennessee, including but not limited to: (a) 2007 real property taxes have been prorated and assumed by the grantee(s); (b) All matters appearing on the plan of record in Book 2133, page 94, said Register's Office; and (c) Restrictive covenants contained in Book 2278, page 371, said Register's Office.

unimproved ☐

This is improved ☒ property, known as 650 Brook Hollow Road, Nashville, TN 37205
(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 GRANTEES, their heirs and assigns forever; and we do covenant with the 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 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 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 our hands this 31st day of January, 2007.

Davidson County DEEDWARR
Recvd: 02/02/07 15:35 2 pgs
Fees:13.00 Taxes:1147.00

20070202-0014324

Larry D. Drake

Emily Drake

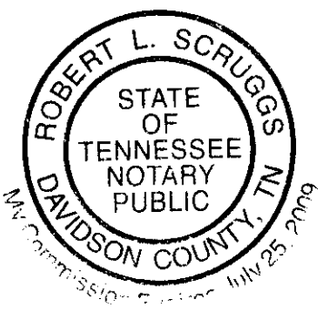
STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, of said County, Larry D. Drake and Emily Drake the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 31st day of January, 2007.

Commission expires:



Notary Public