Davidson County DEEDWARR
Recvd: 06/04/07 10:12 2 pgs
Fees:13.00 Taxes:1949.90
20070604-0065864

[ADDRESS NEW OWNER:]	[SEND TAX BILLS TO:]	[MAP-PARCEL NO.]
Richard A. Fleming, Jr. and Julia B. Fleming	New Owner	Map/Parcel
124 Blackburn Avenue		130-01-0-152.00
Nashville, TN 37205		07-05-12962

This instrument prepared by : Robert J. Notestine, III, Attorney, 4515 Harding Rd, Suite 315, Nashville, Tennessee 37205

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, **Jane C. Lebens, a single person,** (The "Grantor") has bargained and sold, and by these presents does transfer and convey unto **Richard A. Fleming, Jr. and wife,** Julia **B. Fleming,** (The "Grantees"), their heirs and assigns, a certain tract or parcel of land in **Davidson County**, State of Tennessee, being more particularly described as follows, to wit:

Land in Davidson County, Tennessee, being Lot 59, Bransford Realty Company's Belle Meade Golf Links Subdivision, as shown on plat of record in Plat Book 421, pages 94 and 95, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Jane C. Lebens by Warranty Deed from William A. Norton, Jr. and wife, Amy R. Norton, recorded on the 1st day of May, 2003, in Instrument No. 20030501-0058495, in Register's Office of Davidson County, Tennessee.

This conveyance is subject to the following:

1. All matters as shown on Plat in Plat Book 421, pages 94 and 95, Register's Office for Davidson County, Tennessee.
2. 2007 property taxes not yet due and payable, which have been prorated, the payment of which is assumed by Grantees.
3. Easement for Sewer recorded in Book 5408, page 100, Register's Office for Davidson County, Tennessee.

This is improved property commonly known as: 124 Blackburn Avenue, Nashville, TN 37205

[STATE OF TENNESSEE]
[COUNTY OF DAVIDSON]

The actual consideration or value, whichever is greater for this transfer is $527,000.00

Affiant

Subscribed and sworn to before me
this 31st day of May, 2007

My Commission Expires: 9/20/08

Notary Public

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title and interests thereto belonging to the said Grantees, their heirs and assigns, forever.

Notary Seal present, but could not be reproduced.

Bill Garrett
Davidson County Register of Deeds

And Grantor does covenant with the said Grantees that the Grantor is lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered except as set forth herein above.

And Grantor does further covenant and bind herself, her heirs and assigns, to warrant and forever defend the title to the Property to the said Grantees, their heirs and assigns against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor has caused this Deed to be executed this 31 day of May, 2007.

By: _____
Jane C. Lebens

State of Tennessee

County of Davidson

Personally appeared before me, a Notary Public for the State and County aforesaid, **Jane C. Lebens,** with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged herself to be the within named bargainor, and executed the foregoing Instrument for the purposes therein contained.

Witness my hand, at office, this 31st day of May, 2007.

_____
Notary Public

ROBERT JOHN NOTESTINE
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

MY COMMISSION EXPIRES:
September 19, 2009

My commission expires: _____