Box 8

RECORD AND RETURN TO;
SATURN & MAZER TITLE SERVICES, INC
212 THIRD AVE. NORTH
NASHVILLE, TN 37201
SP45359

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 06/29/07 16:00 2 pgs
Fees:13.00 Taxes:2201.50

20070629-0078197

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $595,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8th day of June, 2007.

Notary Public

MY COMMISSION EXPIRES: 3-20-2010

THIS INSTRUMENT WAS PREPARED BY
Saturn and Mazer Title Services, Inc., 212 Third Avenue, North, Nashville, TN 37201

ADDRESS OF NEW OWNER AS FOLLOWS :	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Geoffrey M. Fleming	Wells Fargo Home Mortgage	131-12-94
1027 Milesdale Drive	P.O. Box 11701	
Nashville, TN, 37204	Newark, NJ 07101-4701	

FOR AND IN 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, I/WE,

Eric Glasser, Married

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Geoffrey M. Fleming and Amy E. Fleming, husband and wife

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. 14 on the Plan of Leland Heights, of record in Book 2330, Page 71, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Eric Glasser by deed from Jeffrey Holley and wife, Virginia Holley, of record in Instrument Number 20060830-0106892 and re-recorded in Instrument Number 20061129-0146985, Register's Office for Davidson County, Tennessee. This is investment property and not the residence of Grantor nor any spouse of his.

Description Reference: Described according to (or by reference to) the recorded subdivision plan.

This conveyance is subject to: Taxes for 2007, and subsequent years; The Plan, with Owner's Certificate, of record in Plat Book 2330, Page 71, said Register's Office, which Plan shows a 70 foot minimum building setback line from Milesdale Drive and a 10 foot easement for public utility purposes along the broken rear line(s), and a 2.5 x 20 foot utility anchor easement located on the southeasterly front line of said lot.

Unimproved ( )
This is improved (X) property known as 1027 Milesdale Drive, Nashville, TN 37204

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 my/our hand(s) this 28th day of June, 2007

Eric Glasser

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned authority, a Notary Public in and for said County, and State the within named Eric Glasser, the bargainor(s) with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged the execution of the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 28th day of June, 2007

Notary Public

My Commission Expires: 7/24/2010

ALAN L. SATURN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires JULY 24, 2010