This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
4300 Sidco Drive Suite 201
Nashville, TN 37204

Davidson County DEEDWARR
Recvd: 08/01/07 15:01 2 pgs
Fees:13.00 Taxes:684.50
20070801-0091556

RACHAEL A. ALEXANDER NOTARY PUBLIC AT LARGE RUTHERFORD COUNTY, TENN. My Commission Expires 04/21/2008

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater is $185,000.00.

June Ballard
Affiant

Subscribed and sworn before me this the 30th day of July, 2007.

Rachael A Alexander
Notary Public
My commission expires: 4/21/08

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Thomas Aiken	Lehman Brothers Bank, FSB	83-14-160
1912 Russell Street	327 Inverness Dr. South	
Nashville, TN 37206	Inglewood, CO 80112	

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Debra E. Fleming, unmarried, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Thomas Aiken, unmarried, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot(s) 51 of Block C, as shown on the map entitled Priest Home Place, of record in Book 161, page 102, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Nathaniel R. Fleming, et ux, Debra M. Fleming, by deed from Richard R. Rooker, Circuit Court Clerk, of record as Instrument No. 20020116-0006567, dated January 16, 2002, said Register's Office.

Also being the same property conveyed to Debra M. Fleming, unmarried, by Quitclaim Deed from Nathaniel R. fleming, unmarried, and Debra M. Fleming, unmarried, dated July 30, 2007, of record as Instrument No. * , said Register's Office. * 20070801-0091555

Subject to all Easements and Restrictions of record.

THIS IS _X_ IMPROVED ___UNIMPROVED PROPERTY KNOWN AS 1912 Russell Street, Nashville, TN 37206.

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, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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 hand this the 30th day of July, 2007.

Debra E. Fleming
Debra E. Fleming

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Debra E. Fleming, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 30th day of July, 2007.

My commission expires:

4/22/08

Notary Public

MARK BELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY