THIS INSTRUMENT PREPARED BY AND
AFTER RECORDING RETURN TO:

Sterling Title Services

2672 North Mt. Juliet Road

Mt. Juliet, TN 37122

Davidson County DEEDWARR
Recvd: 08/13/07 14:32 2 pgs
Fees:13.00 Taxes:610.50

20070813-0096691

Address New Owner(s)
Jesue Fleming
1005 11th Avenue
Nashville, Tennessee 37208

Send Tax Bills To:
Jesue Fleming
1005 11th Avenue
Nashville, TN 37208

Map & Parcel Nos.:
081-16-0-566.00

WARRANTY DEED

THIS INDENTURE, made and entered into this 31st **day of** July, 2007, by and between **Tommy Ring**,and Keri K Ring, husband and wife, party of the first part, and **Jesue Fleming**, party of the second part,

WITNESSETH: That for and in consideration of **ONE HUNDRED SIXTY FIVE THOUSAND AND 00/100 DOLLARS ($165,000.00)** cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said party of the first part has bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described real estate, situated and being in Nashville, County of Davidson, State of Tennessee:

Being Lot no. 4 in the Subdivision of Narcisse Smith property, plan not of record and known as 1005 11th Ave North Nashville, TN and described as follows:

Beginning on the Westerly margin of 11TH Ave North formerly Cumberland St. 60 feet Northerly from the Northerly margin of Jackson St. being the corner of Lots 3 and 4 thence with the Westerly margin of said Ace Northerly 60 feet to the corner of Lots 4 and 5; thence with the line between lots 140 feet to the Easterly margin of an alley; thence with the Easterly margin of alley Southerly 40 feet to the corner of Lots 3 and 4; thence Easterly with the line between said two lots 140 feet to the beginning.

Being the same property conveyed to Jesue Fleming from Vincent Smith, unmarried by deed dated April 7, 2006, of record in Isntrument No. 20060412-0041955 in the records for Davidson County, TN.

Being the same property conveyed to Vincent Smith from Larry Shelton by deed dated January 31, 2002, of record in Isntrument No. 20020205-0015841 in the records for Davidson County, TN.

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, his heirs, successors and assigns in fee simple forever.

And the said party of the first part does hereby covenant with the said party of the second part that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered,

and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

The word "party" as used herein shall mean "parties" if more than one person or entity be referred to, and pronouns shall be construed according to their proper gender and number according to the context hereof.

3 of

WITNESS the signature of the said party of the first part the day and year first above written.

Keri K Ring

Tommy Ring

STATE OF TENNESSEE, COUNTY OF Davidson

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Tommy Ring and** Keri K Ring **, husband & wife** to me known to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same for the purposes therein contained.

WITNESS my hand and Notarial Seal at office this 31st **day of** July, 20 07.

My commission expires: Nov 14 2009

LEAH K. ENGLE STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

MY COMMISSION EXPIRES: NOV. 14, 2009

Notary Public

I, or we, hereby swear or affirm that, to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater is, **$165,000.00**, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me, this 31st **day of** July, 20 07.

LEAH K. ENGLE STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

MY COMMISSION EXPIRES: NOV. 14, 2009

PROPERTY ADDRESS:
1005 11th Avenue
Nashville, TN 37208

Prepared By:
Sterling Title
213 Ward Circle Ste#200
Brentwood, TN 37027