**Prepared by:**
**Realty Title & Escrow Company, Inc.**
**5111 Maryland Way, Suite 101**
**Brentwood, TN 37027**

WENDY L. LOCKE
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

**STATE OF TENNESSEE**
**COUNTY OF WILLIAMSON**
**The actual consideration or value, whichever is greater, for this transfer is $128,000.00**

**Affiant**

**Subscribed and sworn to before me, this** 4th **day of September, 2007.**

**Notary Public**
**My commission expires:** 6-27-2011

**02-0708-45674**

| **Address of New Owner:** | **Send Tax Bills to:** | **Tax Information** |
|---|---|---|
| Betty M. Fleming<br>4413 South Trace Blvd.<br>Old Hickory TN 37138 | Same | 64-09-0-A-007 |

## WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Bradley L. Mates, Unmarried, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Betty M. Fleming, unmarried*, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to- wit: * and LoriLee Fleming, unmarried

Land in Davidson County, Tennessee, being Unit No. 4413, on the Plan of Southfork Condominiums, Phase I, shown as Exhibit "C" to the Master Deed of record in Book 6783, Page 839, as amended in Book 6994, Page 447, further amended in Instrument No. 20020327-0037726, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Bradley L. Mates, unmarried by deed from Francene S. Lester-Sparkman, unmarried, dated April 28, 2005, recorded April 29, 2005, of record in Instrument No. 20050429-0047684, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 4413 South Trace Blvd., Old Hickory, TN 37138

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 assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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 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.

Davidson County DEEDWARR
Recvd: 09/10/07 11:16 2 pgs
Fees:13.00 Taxes:473.60
20070910-0108203

WITNESS my hand this 4th day of September, 2007.

Bradley L Mates by Jana Raymond Attorney in fact

Bradley L. Mates
BY: Jana Raymond
Attorney-in-Fact

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Jana Raymond, whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the attorney in fact for Bradley L. Mates, and that she is authorized by Bradley L. Mates, to execute this instrument on his behalf.

Witness my hand in Brentwood, TN, this 4th day of September, 2007.

State of Tennessee at Large

My Commission expires:

1/23/10

ANDREW WILEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON