THIS INSTRUMENT PREPARED BY AND
AFTER RECORDING RETURN TO:

Heritage Title Services, LLC

1717 Alliant Avenue, Suite 5

Louisville, KY 40299

Address New Owner(s)
Eugene Flemon
3910 Southview Drive
Nashville, TN 37218

Send Tax Bills To:
3910 Southview Drive
Nashville, TN 37218

Map & Parcel Nos.:
069-04-0-095.00

Davidson County DEEDWARR
Recvd: 02/08/08 08:33 2 pgs
Fees:13.00 Taxes:351.50

20080208-0013002

WARRANTY DEED

THIS INDENTURE, made and entered into this 13th day of December, 2007, by and between **Gregory A. Davis**, married, party of the first part, and **Eugene Flemon, unmarried**, party of the second part,

WITNESSETH: That for and in consideration of **NINETY FIVE THOUSAND AND 00/100 DOLLARS ($95,000.00)** 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:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land lying in Davidson County, Tennessee, being Lot 1 on the unrecorded survey by C.J. Carney dated December 15, 1962, of parts of Lots 14, 15, 16 and 17 of Block "EE" on the revised Map of Fairview Subdivision of record in Book 1130, page 54, Register's Office for Davidson County, Tennessee, and being the northerly 72.2 feet of Lot No. 14 of said recorded plan.

Said Lot No. 1 fronts 72.2. feet on the easterly margin of Southview Drive and extends back between parallel lines 175 feet to a dead line.

This conveyance subject to any and all, recorded and unrecorded, zoning, regulations, building restrictions, and setback lines, easements, and rights of way for public utilities.

Being the same property conveyed to Gregory A. Davis from Investors Development, LLC and Suwannee Properties, LLC by deed dated July 28, 2004, of record in Instrument No. 20040730-0091684 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.

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

Gregory A. Davis

Gregory A. Davis

STATE OF TENNESSEE, COUNTY OF Davidson

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Gregory A. Davis** 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 13 day of December, 2007

My commission expires: 9-25-10

Notary Public

DAVID P. WEBBER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

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, **$95,000.00**, 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 13 day of December, 2007.

PROPERTY ADDRESS:
3910 Southview Drive
Nashville, TN 37218

DAVID P. WEBBER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.
My Commission Expires SEPT. 25, 2010

This Instrument Prepaired by:
Jason A Kron
Jason A Kron
1717 Alliant Ave. #5
Louisville, KY 40299