This Instrument Prepared By:
Elite Title Company, LLC
109 West Park Drive, Suite 350
Brentwood, TN 37027
File No. 6080411

Davidson County DEEDWARR
Recvd: 10/16/08 11:16 2 pgs
Fees:13.00 Taxes:434.27
20081016-0104177

Send Tax Bills To:
Suntrust Mortgage, Inc.
401 Commerce Street, Ste. 5400
Nashville, TN 37219

New Owner is:
Daniel Bell
320 E Marthona
Madison, TN 37115

MAP: 042-15-0

PARCEL: 060.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged, **Hartwell Flemming, Jr and Cecile A. Flemming, husband and wife**, hereinafter referred to as Grantor, has bargained and sold, and by these presents do transfer and convey unto the said **Daniel Bell**, unmarried hereinafter referred to as Grantee, its heirs and assigns, certain tracts or parcels of land in **Davidson** County, State of Tennessee, more particularly described as follows, to-wit:

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

Land in Davidson County, Tennessee, near the City of Nashville, being Lots Nos. 160, 161, 162 and 163, of Block "B" on the Map of Marthona, not of record, described according to a copy of a survey thereof made by J. A. Mefford, Surveyor, in December, 1937, as follows:

Beginning at a point in the westerly margin of Ezell Road at the corner of Lots 159 and 160; thence with the line between said lots North 86 degrees 02 min. West 422.5 feet to the corner of said Lots and of Lots Nos. 78 and 79 of Block "B"; thence North 02 degrees 58 min. East 100 feet to the corner of Lots Nos. 163 and 164 South 86 degrees 02 min. East 422.5 feet to the west margin of Ezell Road East; thence with the margin of same South 2 degrees 58 min. West 100 feet to the beginning.

Being the same property conveyed to Hartwell Flemming, Jr. and wife, Cecile A. Flemming, husband and wife, by Warranty Deed from Federal Home Loan Mortgage Corporation, dated 1-12-05 and recorded 1-27-05 in Instrument Number 20050127-0010018, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to any and all zoning regulations, building restrictions, setback lines, if any, easements and rights for public utilities applicable to this property. Taxes for the current year have been prorated and are assumed by the Grantee(s) herein.

Improved property known as: **320 E Marthona, Madison, TN 37115**

Sellers Initials

TO HAVE AND TO HOLD the said tracts or parcels of land with the appurtenances, estate, title and interest thereto belonging to the said Grantee, their heirs and assigns, forever.

The Grantor does covenant with the said Grantee that the Grantor is lawfully seized and possessed of said tracts and parcels of land in fee simple, and have a good right to convey same and

that same is unencumbered, except for the taxes for the current year and which have been prorated and assumed by the Grantee.

The Grantor does further covenant and bind themselves and their heirs and representatives to warrant and forever defend the title to the said tracts or parcels of land to the said Grantee, their heirs and assigns against the lawful claims of all persons whomsoever.

WITNESS our hands this the 10 day of October, 2008.

GRANTOR(S):

HARTWELL FLEMMING, JR

CECILE A. FLEMMING

ACKNOWLEDGEMENT

STATE OF TENNESSEE
COUNTY OF Williamson

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared **HARTWELL FLEMMING, JR AND CECILE A. FLEMMING, HUSBAND AND WIFE** , with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal on this the this the 10 day of October, 2008.

MARGARET R. MEANS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Margaret R. Means
NOTARY PUBLIC
STATE OF TENNESSEE
My Commission Expires
January 23, 2010

NOTARY PUBLIC
My Commission Expires:_____

STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration or value, whichever is greater, for this transfer is **$117,370.00**.

AFFIANT

SWORN TO and subscribed before me this the 10 day of October, 2008.

MARGARET R. MEANS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Margaret R. Means
NOTARY PUBLIC
STATE OF TENNESSEE
My Commission Expires
January 23, 2010

NOTARY PUBLIC
My commission expires:_____