THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **3817 Bedford Avenue** **Suite 140** **Nashville, Tennessee 37215** **CRT File No. 09092102**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $148,900.00. Affiant Subscribed and sworn to before me, this 15th day of October, 2009. Notary Public My Commission Expires: 11/22/10

Kate Rosenthal NOTARY PUBLIC STATE OF TENNESSEE Sumner County

WARRANTY DEED

Address New Owner: Robert Grant Cornwell 429 American Rd Nashville TN 37209	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 9-16-318.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Christopher Fleming, married** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Robert Grant Cornwell, unmarried** ("Grantees"), his successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot 10, CHARLOTTE PARK, SECTION I, as shown on plat of record in Plat Book 2663, Pages 2-6, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property. Being the same property conveyed to Christopher Fleming by Warranty Deed from Staci N. Basham Miner, and husband Michael Miner, Deanna Corlew Williams and husband John L. Williams, recorded on the 21st day of March, 2006 in Instrument No. 20060321-0032389, in the Register's Office of Davidson County, Tennessee.

This is improved property located at 429 American Rd Nashville TN 37209.

Melinda Sue Fleming joins in this instrument to convey any and all interest, marital or otherwise, in said property.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

BILL GARRETT, Davidson County
Trans:T20090071352 DEEDWARR
Recvd: 10/20/09 14:32 2 pgs
Fees:13.00 Taxes:550.93
20091020-0096972

IN WITNESS WHEREOF, Grantor has executed this instrument on this 15th day of October, 2009.

Christopher Fleming

Melinda Sue Fleming

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Christopher Fleming and Melinda Sue Fleming, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 15th day of October, 2009.

Notary Public

My Commission Expires: 11/22/10

William T. Chapman, IV
State Of Tennessee Notary Public
Davidson County