Record & Return to
Watauga Title Company
155 Franklin Road, Suite 120
Brentwood, TN 37027

WARRANTY DEED

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $304,900.00

M L McDowell
Affiant

Subscribed and sworn to before me, this 30th DAY OF October, 2009.

Mary J Hark
Notary Public

MY COMMISSION EXPIRES: May 8, 2012
(AFFIX SEAL)

MARY JO HARK NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

G-VRE-09-2529

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow
2012 21st Ave South
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Michael Morosi	Mortgage Env. Group (NAME)	
2529 Fairfax Avenue (ADDRESS)	8320 Eastwalk Lane (ADDRESS)	
Nashville, TN 37212 (CITY) (STATE) (ZIP)	Knoxville, TN 37923 (CITY) (STATE) (ZIP)	104-11-136.00

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we BRIAN KEITH FLEMING, MARRIED, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto MICHAEL MOROSI AND WIFE NATALIE MOROSI, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT 22, BRANSFORD REALTY COMPANY'S SUBDIVISION OF THE EDGAR JONES HOME PLACE, AS SHOWN ON PLAT OF RECORD IN PLAT BOOK 421, PAGE 7, 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 BRIAN KEITH FLEMING, UNMARRIED BY WARRANTY DEED FROM VANDERBILT UNIVERSITY, TRUSTEE OF THE CHARITABLE REMAINDER TRUST DATED 9/20/99, RECORDED ON THE 11TH DAY OF JANUARY, 2000 IN INSTRUMENT NO. 200001110003870, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

BRIAN FLEMING IS NOW MARRIED. SARAH FLEMING JOINS IN THIS INSTRUMENT TO CONVEY ANY MARITAL INTEREST SHE MAY HAVE IN AND TO SAID PROPERTY.

THIS CONVEYANCE IS SUBJECT TO ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD INCLUSING THOSE OF RECORD IN BOOK 421, PAGE 7, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

unimproved ( )
This is improved (X) property, known as 2529 Fairfax Avenue, Nashville, Tennessee 37212
(House Number) (Street) (P.O. Address) (City or Town) (Postal ZIP)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) that we are lawfully seized 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; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), 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.

BILL GARRETT, Davidson County
Trans:T20090075633 DEEDWARR
Recvd: 11/05/09 13:20 2 pgs
Fees:13.00 Taxes:1128.13
20091105-0102462

Witness my/our hand(s) this 30th day of October, 2009.

Brian Keith Fleming

Sarah Fleming

STATE OF Tennessee
COUNTY OF Davidson

On this the 30th day of October, 2009, before me personally appeared John Gleaves to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Brian Keith Fleming, and Sarah Fleming and who acknowledged he/she/they executed the same as the free act and deed of the said Brian Keith Fleming, unmarried.

Witness my hand and official seal, this the 30th day of October, 2009.

Notary Public

My Commission Expires:

TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

M[illegible] 1.9, 2012

RETURN TO:
Rudy Title and Escrow
2012 21st Ave South
Nashville, TN 37212
Phone: (615)383-2903