WARRANTY DEED

Davidson County DEEDWARR
Recvd: 01/26/10 10:20 2 pgs
Fees:13.00 Taxes:74.00
20100126-0006541

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$20,000.00.**

Affiant

Subscribed and sworn to before me this 20 day of January, 20 10

Notary Public
My Commission expires: 4·15·12
(Affix Seal)

ELIZABETH MAISON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
The 904 Free Silver Trust, L&O Farms, as Trustee	SAME	070-08-0-092.00
P.O. Box 791		
Joelton, TN 37081		

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **William Fleming, Jr.**, unmarried, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **The 904 Free Silver Trust, L&O Farms, as Trustee**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Being Lots Nos. 145 and 146 on the plan of Haynes Republican Plan, of record in Book 161, page 92, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Said Lots Nos. 145 and 146 together fronting 50.00 feet on the west side of Free Silver Street and run back between parallel lines 125.0 feet to the east margin of a 10.0 foot alley and fronting 50.0 feet thereon.

Being the same property conveyed to Dexter J. Gladney, married, by deed from Carolyn M. Burns Mathis and Charles M. Burns, both unmarried, the sole heirs at law of Mai Frances Burns, on March 20, 1996, of record in Book 9987, page 249, Register's Office for Davidson County, Tennessee. And further conveyed to William Fleming, Jr.by Quitclaim Deed from Dexter J. Gladney and wife, Nicole Gladney of record in Instrument Number 20021127-0147313, said Register's Office

The property is subject to any and all existing easements and restrictions as shown of record including the following:

- Taxes and assessments for the year 2010 in the estimated amount of $464.65 for county and in the amount of for city and subsequent years, plus any penalties and interest which may accrue for Map & Parcel 070-08-0-092.00.
- Subject to all matters as shown on the Plan of record in Book 161, page 92, Register's Office Davidson County, Tennessee.

This is improved property known as: **904 Free Silver Road, Nashville, TN 37207**

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 GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE 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.

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.

WITNESS our hands this January 20, 2010.

William Fleming Jr.
William Fleming Jr.

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **William Fleming, Jr.** to me known to be the person described in and who executed the foregoing instrument, and acknowledged that he executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this January 20, 2010

My commission expires 8/23/11

Notary Public

HAL E. WILSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

I, Hal Wilson, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of TN
County of Davidson

Personally appeared before me, Elizabeth Maison, a notary public for this county and state, Hal Wilson, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

ELIZABETH MAISON
STATE OF TENNESSEE NOTARY PUBLIC
CHEATHAM COUNTY

Notary's Signature

My commission expires: 04-15-12