THIS INSTRUMENT WAS PREPARED BY	STATE OF TENNESSEE COUNTY OF Davidson
Bankers Title & Escrow Corp. 3310 West End Ave., Ste. 410 Nashville, TN 37203	THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 693,000.00. Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2nd DAY OF March, 2010. Notary Public MY COMMISSION EXPIRES: 11/22/10 (AFFIX SEAL)

Kate Rosenthal
NOTARY PUBLIC
STATE OF TENNESSEE
Sumner County

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Gregory M. Phelps	New Owner	MAP 144-04-0
2209 Hemingway Drive		PARCEL 006.00
Nashville, TN 37215		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS. THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **James M. Fleming and wife, Cheryl S. Fleming**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Gregory M. Phelps and wife, Anne N. Phelps**

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 11 of block O on the Plan of Tyne Meade, Section III of record in Plat Book 1424, pages 12, 13 and 14, Registers office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to James M. Fleming and Cheryl S. Fleming, husband and wife by deed from Ruby S. Martin, unmarried of record in Instrument No. 20030828-0125317, Registers office for Davidson County, Tennessee, dated August 20, 2003.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) Restrictions as of record in Book 1489, page 471, Registers office for Davidson County, Tennessee, but omitting any restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the restriction (a) is exempt under title 42 of the United States Code or (b) relates to handicap but does not discriminate against handicapped persons; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record in plat book 1424, page 12, 13, and 14 Registers office for Davidson County, Tennessee; (6) All applicable governmental and zoning regulations; (7) Specific Power of Attorney of record in Instrument No. 20030828-0125318, Registers office for Davidson County, Tennessee; (8) Limited Power of Attorney of record in Instrument No. 20040315-0029233, Registers office for Davidson County, Tennessee.

This is () UNIMPROVED

(X) IMPROVED property known as **2209 Hemingway Drive, Nashville, TN 37215.**

BILL GARRETT, Davidson County
Trans:T20100013131 DEEDWARR
Recvd: 03/04/10 14:56 3 pgs
Fees:18.00 Taxes:2564.10
20100304-0016862

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, 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.

Witness _____ hand( ) this the 2nd day of March, 2010.

James M. Fleming

Cheryl S. Fleming

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **James M. Fleming** the bargainor__, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor__, and who acknowledged that HE executed the within instrument of the purposes therein contained.

Witness my hand and official seal this the 2nd day of March 2010.

My Commission expires 5-8-2012

Notary Public

R. L. MOORE NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Cheryl S. Fleming** the bargainor__, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor__, and who acknowledged that SHE executed the within instrument of the purposes therein contained.

Witness my hand and official seal this the 2nd day of March 2010.

My Commission expires 5-8-2012

Notary Public

R. L. MOORE NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN