PREPARED BY (AND RETURN TO):

WILKINS & IVEY

Attorneys at Law
104 Woodmont Blvd., Suite 100
Nashville, Tennessee 37205
Phone (615) 298-3312 - Fax 292-8746

BOX 50-B
PREPARED BY: RETURN TO
BANKERS TITLE & ESCROW CORP.
3310 WEST END AVE.
NASHVILLE, TN 37203

Christy Wilkins Ivey *Percy Wilkins, Jr. (retired)*

W & I Ref:(DM) Title No: 50364
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
James M. Fleming Cheryl S. Fleming 206 Rolling Fork Court Nashville, Tennessee 37205	Regions Mtg Inc 2050 Office Parkway Circle Birmingham AL 35244

TAX MAP-PARCEL NUMBERS: 12905004900

BILL GARRETT, Davidson County
Trans:T20100015044 DEEDWARR
Recvd: 03/15/10 10:56 4 pgs
Fees:23.00 Taxes:2734.30
20100315-0019337

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$739,000.00** , cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Albert E. Ambrose , Jr and spouse, Frances J. Ambrose and SunTrust Bank Nashville, N.A. Trustee under Agreement H. Hill for the benefit of Frances Caldwell 1**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **James M. Fleming and spouse, Cheryl S, Fleming** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, Being Lot No. 1 on the Plan of Ambrose Acres of record in Book 8250, page 519, Register's Office for said County, to which Plan reference is hereby made for a more complete description. Together with and subject to an easement for driveway purposes to serve Lot No. 2 as shown on said Plan of record in Book 8250, page 519, said Register's Office. Together with and subject to an access easement between Lot 1 and Lot 2 of Ambrose Acres being attached as an exhibit hereto and being more particularly described as follows:

All that portion of land located in the Second Civil District of Nashville, Davidson County, Tennessee, running through Lot No. 2, Final Plat, Ambrose Acres (Book 8250, page 519, Register's Office for Davidson County, Tennessee) and serving Lot 1 of said Ambrose Acres being described according to a mortgage loan inspection by Campbell, McRae & Associates, dated 6/13/97 (Glenn McRae TN RLS #1673), more particularly as follows:

Beginning at an iron rod (Old) at the common front corner of Lot 1 and 2 Ambrose Acres (Book 8250, page 519, Register's Office for Davidson County, Tennessee) being further described as the southwest corner of Lot 2 of said Ambrose Acres; thence easterly along the 20' wide access easement that runs along the centerline of an existing concrete driveway, the centerline of said 20' access easement being described as follows: N. 57 deg. 56' 34" E 19.62 feet to the beginning of a curve to the left that has a deflection angle of 52 deg. 13' 10" a Radius of 100.00 feet a tangent length of 49.01 feet a length of 91.14 feet and a chord bearing a distance of N. 31 deg. 49' 59" E 88.02 feet; thence N 05 deg. 43' 24" E 176.69 feet to the beginning of a curve to the right that has a deflection angle of 122 deg. 43' 26" a radius of 35.00' feet a tangent length of 64.09' feet a length of 74.97' feet and a chord bearing a distance of N 67 deg. 05' 07" E 61.44 feet; thence continuing with said concrete driveway centerline the following 3 (three) calls; S 51 deg. 33' 10" E 59.80 feet; thence S 65 deg. 33' 52" E 43.45 feet; thence S 69 deg. 17' 59" E 48.38 feet to the point in the common lot line of Lots 1 and 2 of said Ambrose Acres Subdivision said point being located S 33 deg. 52' 24" W 9.30 feet from the most easterly point of Lot 2 of said Ambrose Acres Subdivision and the easterly terminus of this access easement.

Being part of the same property conveyed to Third National Bank in Nashville, Trustee, under Agreement, H. Hill for F. Caldwell #2, a 79.74683 percent undivided interest and Albert E. Ambrose, Jr., and wife, a 20.25317

percent undivided interest by deed from Steven D. Stedman and wife, Shawn M. Stedman, dated July 15, 1987 and recorded on July 20, 1987, of record in Book 7301, page 44, in the Register's Office for Davidson County, Tennessee. And being the same property conveyed to Albert E. Ambrose, Jr., and wife, Frances J. Ambrose by Special Warranty Deed from Third National Bank in Nashville, Trustee under Agreement H. Hill for benefit of Frances Caldwell #2, dated May 29, 1992 and recorded on June 3, 1992, of record in Book 8642, page 518, said Register's Office. By Special Warranty Deed, dated July 23, 1997, and recorded on July 30, 1997, of record in Book 10547, page 971, said Register's Office, Albert E. Ambrose, Jr., and wife, Frances J. Ambrose conveyed to SunTrust Bank, Nashville N.A., Trustee under Agreement H. Hill for the Benefit of Frances Caldwell 1, a thirty and seven-tenths percent (30.7%) undivided interest as a tenant in common, in subject property.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to: Taxes for 2010, and subsequent years; The Plan, with Owner's Certificate, of record in Book 8250 Page 519, said Register's Office, which Plan shows a 100 foot minimum building setback line from Rolling Fork Court and a 10 foot easement for public utility and drainage purposes along the southerly and northerly lines of said lot. And a 20 foot public utility easement along the rear line of said lot. And a 2.5 x 20 foot utility anchor easement located on the southwesterly front corner of said lot. And an easement for driveway purposes to serve Lot No. 2.

This is improved property, known as: 206 Rolling Fork Court, Nashville, Tennessee 37205

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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 26th day of February, 2010.

Albert E. Ambrose , Jr

Frances J. Ambrose

SunTrust Bank, Nashville N.A., Trustee under Agreement H. Hill for the Benefit of Frances Caldwell
By:

David P. Rogers, Vice President

State of TENNESSEE

County of DAVIDSON

On this 26th day of February, 2010 , before me the undersigned authority, personally appeared Albert E. Ambrose , Jr and Frances J. Ambrose , to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

CHRISTY M. IVEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My Commission Expires: **My Commission Expires May 2, 2011**

Notary

State of TENNESSEE

County of DAVIDSON

Before me, the undersigned, personally appeared **David P. Rogers** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged and was identified as t **Vice President** (or other officer authorized to execute this instrument) of **SunTrust Bank, Nashville**, the within named bargainor, a corporation, and the execution of the foregoing instrument as such officer for the purposes therein contained, by signing in the name of the corporation as such officer.

Witness my hand and official seal, at office in Tennessee this the 26th day of February, 2010.

CHRISTY IVEY
STATE
TENNESSEE
NOTARY
PUBLIC
DAVIDSON COUNTY

Notary Public

My Commission Expires: My Commission Expires May 2, 2011

State of TENNESSEE

County of DAVIDSON

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is $739,000.00

Affiant

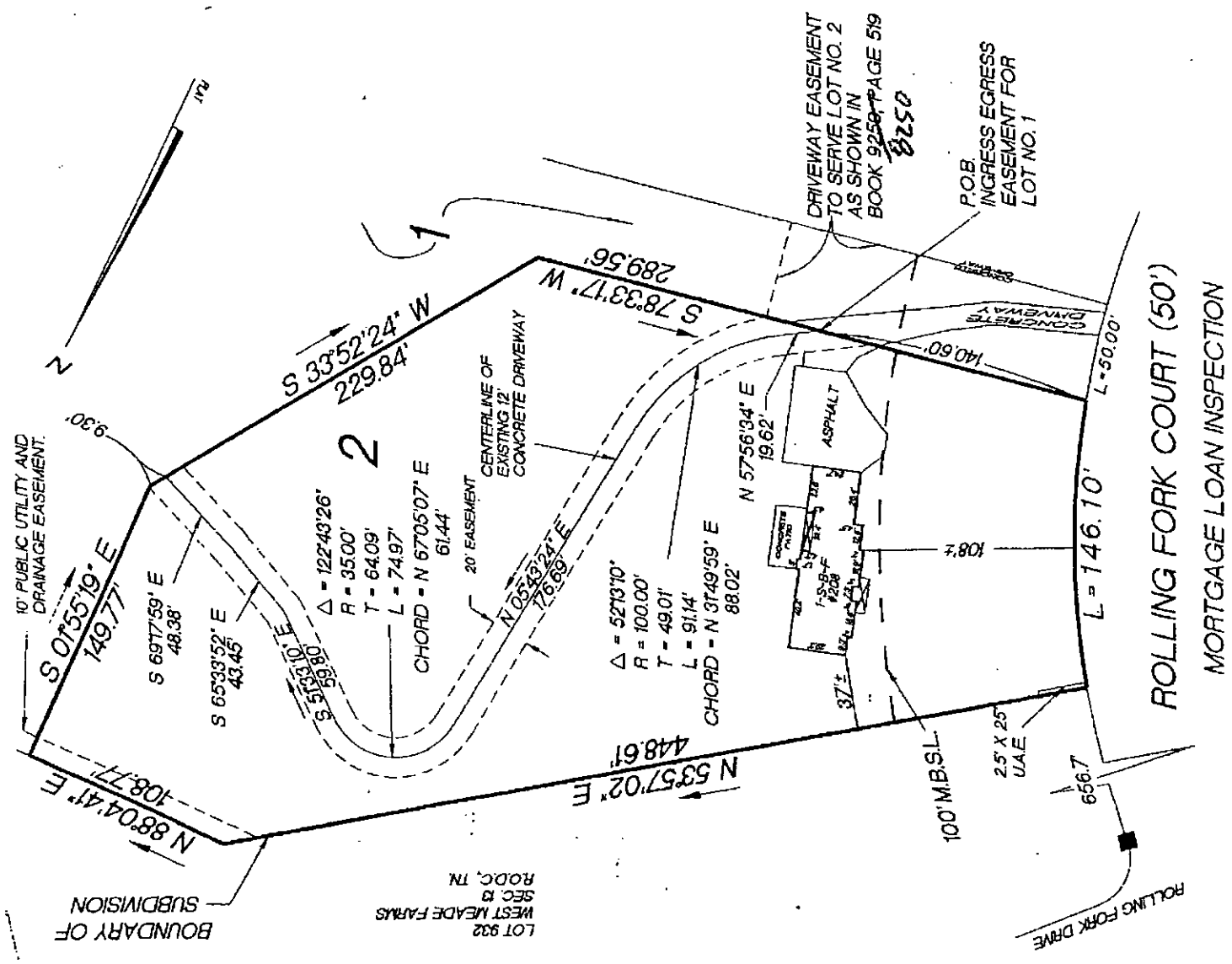
Sworn and subscribed before me this the 26th day of February, 2010

Notary Public

My Commission Expires: May 8, 2012

PRISCILLA C. URBANEK
NOTARY
PUBLIC
AT
LARGE
DAVIDSON COUNTY, TN

EXHIBIT


ROLLING FORK COURT (50')
MORTGAGE LOAN INSPECTION
DRIVEWAY EASEMENT TO SERVE LOT NO. 2 AS SHOWN IN BOOK 9259 PAGE 519
P.O.B. INGRESS EGRESS EASEMENT FOR LOT NO. 1
CONCRETE DRIVEWAY
ASPHALT
CENTERLINE OF EXISTING 12' CONCRETE DRIVEWAY
20' EASEMENT
10' PUBLIC UTILITY AND DRAINAGE EASEMENT.
S 33°52'24" W 229.84'
S 78°33'17" W 289.56'
S 05°55'19" E 149.77'
N 88°04'47" E 108.77'
N 53°57'02" E 448.61'
N 57°56'34" E 19.62'
L = 146.10'
L = 50.00'
140.60'
100' M.B.S.L.
2.5' X 25' U.A.E.
656.7'
37'±
Δ = 122°43'26"
R = 35.00'
T = 64.09'
L = 74.97'
CHORD = N 67°05'07" E 61.44'
Δ = 52°13'10"
R = 100.00'
T = 49.01'
L = 91.14'
CHORD = N 31°49'59" E 88.02'
S 69°17'59" E 48.38'
S 65°33'52" E 43.45'
S 51°33'10" E 59.80'
N 05°43'24" E 176.69'
BOUNDARY OF SUBDIVISION
LOT 932
WEST MEADE FARMS
SEC. 13
R.O.D.C., TN.
ROLLING FORK DRIVE