This instrument was prepared by:

Overland Title Company, LLC
106 Mission Court, Suite 1002
Franklin, TN 37067
2010040009

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, is $217,900.00

BILL GARRETT, Davidson County
Trans:T20100025087 DEEDWARR
Recvd: 04/27/10 14:24 2 pgs
Fees:13.00 Taxes:806.23
20100427-0031925

Sworn to and subscribed before me this 23rd day of April, 2010.

Affiant

Notary Public
My Commission Expires: 10-21-12

KATHY HAND STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY, TENN.

Address of New Owner:
Myra Calvert
320 Old Hickory Blvd #905
Nashville, TN 37221

Send Tax Bills to:
NEW OWNER

Map-Parcel Numbers:
128-12-A-48.00CO

WARRANTY DEED

For and in consideration of the sum of Ten and No/100 ($ 10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Gregory Allan Fleming and wife, Sloan Burch Fleming**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Myra K. Calvert, an unmarried woman**, hereinafter called the Grantees, their heirs and assigns, a certain parcel of land in **Davidson** County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Unit No. 48, Building No. 9, on the Plan of Section 9, Phase 1A, on the Plan of Eagle Ridge at The Reserve Condominiums, a Horizontal Property Regime, created under Title 66, Section 27-101, et seq. as amended in Tennessee Code Annotated, and as established by a Master Deed and By-Laws, of record in Instrument No. 20011011-0110875, as Supplemented and Amended by Supplement and Amendment No. 4 to the Master Deed of record in Instrument No. 20020313-0031652, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the Common Elements

appurtenant to said unit as act forth in said Master Deed. Reference is hereby made to the Plat of Eagle Ridge at The Reserve Condominiums as shown on Exhibit "A" to the Master Deed, of record as aforementioned, said Register's Office, for a more complete identification and description of such unit.

Being the same property conveyed to Gregory Allan Fleming and wife, Sloan Burch Fleming, by Warranty Deed from Edgar P. Stamper, of record in Instrument No. 20030616-0082427, Register's Office for Davidson County, Tennessee, dated June 10, 2003.

This conveyance is made subject to:
Zoning; setback requirements; general utility, sewer and drainage easements of record; subdivision and/or condominium declarations, covenants, restrictions, and easements of record. Current year taxes are to be paid by ____Grantor __X__ Grantee.

This is improved property known as **320 Old Hickory Blvd #905, Nashville, TN 37221.**

TO HAVE AND TO HOLD said land, with the appurtenances, estate, title and interest thereto belonging to said Grantee, their heirs and assigns, forever; and Grantor does covenant with said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, except as otherwise herein set out. Grantor does further covenant and bind himself, his heirs and representatives, to warrant and forever defend the title to said land to said Grantee, their heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS my hand, this23rd day of April, 2010.

Gregory Allan Fleming

Gregory Allan Fleming

Sloan Burch Fleming

Sloan Burch Fleming

STATE OF Tennessee

COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for this county and state, Gregory Allan Fleming and Sloan Burch Fleming, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 23rd day of April, 2010.

Lauren M Rickels

Notary Public

Lauren M Rickels STATE OF TN NOTARY PUBLIC Williamson County

My Commission Expires: 12-10-2012