WARRANTY DEED

Davidson County DEEDWARR
Recvd: 07/02/10 11:28 3 pgs
Fees:18.00 Taxes:196.10
20100702-0052047

MAXINE J. RUCKER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER $53,000.00

Jennifer C. Cole
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 06/30/10

Maxine J. Rucker
Notary Public

MY COMMISSION EXPIRES: MAR 10 2012

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Logos Realty Closing Services, Inc.
301 S. Perimeter Park Drive, Ste. 100
Nashville, TN 37211

ADDRESS OF NEW OWNER: AS FOLLOWS	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Eric R. Fletcher	Regions Bank d/b/a Regions Mor	081-10-0- 317
(NAME) 1634 25th Ave. North	(NAME) 2050 Parkway Office Circle	
(ADDRESS) Nashville, TN, 37208	(ADDRESS) Birmingham, AL 35244	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HERINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I **Anita L. Fletcher,** unmarried, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Eric R. Fletcher, unmarried,** HEREINAFTER CALLED THE GRANTEE(S), 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 part of Lot No. 21 on the Map of Georgia Industrial Realty Company's Subdivision, as of record in Book Plat Book 421, page 188, Register's Office for said County and described as follows:
Beginning at a point on the south margin of Osage Street, at the northwest corner of the land conveyed to Robert V. Wilkes by deed of record in Book 936, page 596, said Register's Office, said point being 200 feet more or less west of the west margin of 24th Avenue North; thence along Wilkes westerly line, southerly 150 feet to a point; thence westerly 91.5 feet more or less to the easterly margin of 25th Avenue North, extended; thence with the margin of the same, northerly 150 feet more or less to the southerly margin of Osage Street; thence with the margin of the same, easterly 91.5 feet more or less to the beginning, as shown by survey made by E. L. Spain, Jr., Surveyor, February 26, 1955.

INCLUDED IN THE ABOVE PROPERTY DESCRIPTION BUT EXPRESSLY EXCLUDED THEREFROM IS THE FOLLOWING DESCRIBED PROPERTY:

Land in Davidson County, Tennessee, being part of Lot No. 21 on the Map of Georgia Industrial Realty Company's Subdivision, as of record in Plat Book 421, page 188, said Register's Office, and described as follows:
Beginning at a point on the southerly margin of Osage Street, at the northwest corner of the land conveyed to Robert V. Wilkes by deed of record in Book 936, page 596, said Register's Office, said point being 200 feet more or less west of the westerly margin of 24th Avenue North; thence along Wilkes westerly line, southwardly 95 feet to a point; thence westerly 91.5 feet, more or less, to the easterly margin of 25th Avenue North, extended; thence with the margin of the same, northwardly 95 feet more or less to the southerly margin of Osage Street; thence with the margin of the same, eastwardly 91.5 feet, more or less to the beginning, as shown by survey made by E.L. Spain, Jr., Surveyor, February 26, 1955.

Being the same property conveyed to ANITA FLETCHER, by deed from CHARLES R. BATSON and wife, DORIS BATSON, of record as Instrument No. 20011106-0121810 and corrected and re-recorded in Instrument No. 20020328-0038176, dated October 26, 2001, said Register's Office.

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 my/our hand(s) this day 06/30/10.

Anita L. Fletcher, Seller

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 Anita L. Fletcher, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledge that he executed the within instrument for the purposes therein contained.

Witness my hand and Official Seal this **day 06/30/10.**

My Commission Expires: MAR 10 2012

Notary Public

MAXINE J. RUCKER
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENNESSEE

Please return to
Logos Realty Closing Services, Inc.
301 S. Perimeter Park Drive, Ste. 100
Nashville, TN 37211

Certificate of Authenticity

I, Jennifer Chandler Cole, 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.

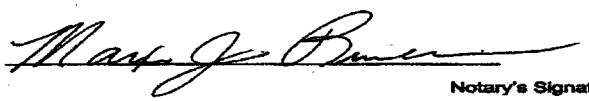


Signature

State of Tennessee

County of Williamson

Personally appeared before me, Maxine J. Rucker, a notary public for this county and state, Jennifer Chandler Cole who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.



Notary's Signature

My Commission Expires: MAR 1 0 2012.

Notary's Seal (If on paper)

