FORM NO. WD-1

824 · 05/27 94.90- CHECK

BOOK 5605 PAGE 671

DELTA TITLE COMPANY
TWO INTERNATIONAL PLAZA DRIVE
SUITE 520
P. O. BOX 17351
NASHVILLE, TENNESSEE 37217

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 34,000.00

Ronnie F. Adkins
Affiant RONNIE F. ADKINS

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 14th DAY OF May, 1980.

Notary Public

MY COMMISSION EXPIRES: 10-17-82

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
THOMAS, HALLIBURTON & WEISSMAN, 1814 Parkway Towers, Nashville, Tn. 37219
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:		MAP-PARCEL NUMBERS
M/M Ronnie F. Adkins (NAME)	TENNESSEE HOUSING DEV. AGENCY c/o NATIONAL MORTGAGE COMPANY (NAME)	61-0-23
523 Ben Allen Road (STREET ADDRESS OR ROUTE NUMBER)	4041 Knight Arnold Road (STREET ADDRESS)	12DZ-08915
Nashville, Tn. 37216 (CITY) (STATE) (P. O. ZIP)	Memphis, Tennessee 38118 (CITY) (STATE) (ZIP)	

FOR AND IN 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, RICHARD D. FELLER, a single person

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO RONNIE F. ADKINS and wife LINDA D. ADKINS

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 the 12th, formerly the 17th, Civil District of Davidson County, Tennessee, described as follows:

BEGINNING at the point of intersection of the northeasterly margin of the right-of-way of Ben Allen Road, and the northwesterly boundary line of an 8.8 acre tract conveyed to W. B. Williams by deed of record in Book 4744, page 378, Register's Office for Davidson County; thence northwesterly with the said margin of the right-of-way of Ben Allen Road, a distance of 99.96 feet to a point; thence North 64° East with Nickens common boundary line 404.13 feet to a point; thence South 32° East 100 feet to a point; thence southwesterly 400 feet to the point of BEGINNING.

BEING the same property conveyed to Richard D. Feller, a single person, by deed from Peggy S. Clark and husband Tex Clark of record in Book 5171, page 586, Register's Office for Davidson County, Tennessee.

This conveyance, however, is subject to any and all easements and rights of way of public record and to any Restrictions of record.

unimproved ( )
This is improved (XX) property, known as 523 Ben Allen Road, Nashville, Tn. 37216
(House Number) (Street) (P. O. Address) (City or Town) (Postal Zip)

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 hand this 14th day of May, 19 80

x Richard D. Feller
RICHARD D. FELLER, a single person

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STATE OF TENNESSEE }
DAVIDSON County }

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Richard D. Feller, a single person

the bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 14th day of May, 19 80

Commission expires 10-17-82

Notary Public

STATE OF TENNESSEE }
County }

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon (their several oaths) (his oath) (themselves) (himself) acknowledged to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that (he) as such _____ and _____ (they) , being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said _____ as such _____, and attesting the same by the said _____ as such _____

Witness my hand and official seal at office at _____ on this the _____ day of _____, 19 ____

My commission expires _____

Notary Public

F 90797

mail env

IDENTIF. REFERENCE

MAY 27 8 42 AM '80

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

WARRANTY DEED

FROM

TO

Delta Title Company
Titles Guaranteed
1100 Kermit Drive • Suite 100
NASHVILLE, TENNESSEE 37217

OFFICIAL RECEIPT
FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____ BOOK 5605 PAGE 673

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			34000.00- CO	
			82.40 CO TX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK	94.30-
			0824A06/27/80 SAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

F90797

IDENTIF. REFERENCE

MAY 27 8 42 AM '80

REGISTER
DAVIDSON COUNTY, TENN.

No. 759440