FORM NO. WD-1

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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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

$30,433.42 Billy Tayse
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2nd DAY OF ~~March~~ April 19 81

Jane M. Frost
Notary Public

MY COMMISSION EXPIRES: 7/19/81
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Harold Reeves, Attorney, 640 Spence Lane, Nashville, Tennessee
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Billy W. & Donna K. Tayse (NAME)	Loan Guaranty Division Veterans Administration (NAME)	72-9-352
907 West Cahal Avenue (STREET ADDRESS OR ROUTE NUMBER)	110 - 9th Avenue South (STREET ADDRESS)	
Nashville, Tn. 37206 (CITY) (STATE) (P. O. ZIP)	Nashville, Tn. 37203 (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, ~~XXX~~ WE, I, Phillip L. Felts, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Billy W. Tayse and wife, Donna K. Tayse

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:

BEING Lot No. 115 and the northerly part of Lot No. 114 on the Plan of Irvington, as of record in Book 843, page 60, said Register's Office.

SAID Lot No. 115 and the northerly part of Lot No. 114 front on the northerly margin ofwest Cahal Avenue 60 feet and extends back 163.2 feet on the westerly side line and extends back on the easterly side line, which is a broken line, a total of 187 feet, more or less, to a line in the rear which measures 120 feet.

BEING the same property conveyed to Phillip L. Felts by deed from Tommy Grimaldi and wife, Becky Grimaldi of record in Book 5641, page 669, Register's Office for Davidson County, Tennessee.

FOR and in consideration of Ten Dollars ($10.00) cash in hand paid, the receipt of which is hereby acknowledged, and other good and valuable consideration, a part of which is the assumption of one certain trust deed dated September 19, 1978 and filed for record September 20, 1978, in the office of the recorder of deeds of Davidson County, Tennessee, in Book 5340, apge 369, and note of even date thereby secured, in the original principal amount of $23,300.00 payable to Administrator of Veterans Affairs, which debt the grantee herein assumes and agrees to pay as part payment of the purchase price.

THE Grantees further hereby assumes the obligations of Phillip L. Felts under the terms of the instruments creating the loan to indemnify the Veterans Administration to the extent of any claim payment arising from guaranty or insurance of the indebtedness above mentioned. Escrow account and insurance to be transferred to Grantees.

THIS conveyance subject to Restrictive Covenants, easements and setback lines of record ~~unimproved~~ said Register's Office.

This is improved (XX) property, known as 907 West Cahal Avenue Nashville, Tn. 37206
(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~~ our hand this 2nd day of ~~March~~ April, 19 81

Phillip L. Felts

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Phillip L. Felts

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 2nd day of ~~March~~ April 19 81

Commission expires 7/19/81

Notary Public

STATE OF TENNESSEE
Davidson County

Before me, a Notary Public within and for the State and County aforesaid, personally appeared and (his oath) (himself) with whom I am personally acquainted and who upon (their several oaths) acknowledged (themselves) 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

G. 3. 6 9 4 8

WARRANTY DEED

FROM Phillip L. Felts, unmarried

TO Billy W. Tayse and wife, Donna K. Tayse

IDENTIF. REFERENCE

APR 10 2 30 PM '81

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

File Box 24

CHECK

9637

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

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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

30433.42- CO
79.04 CO TX
.50 PRFE
6.00 WDELD
CHECK 85.54-
9637A04/10/81 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

G 3 6 9 4 8

IDENTIF. REFERENCE

APR 10 2 30 PM '81

FELIX Z. WILSON JR REGISTER
DAVIDSON COUNTY, TENN.

No. 816154