File 40

FORM NO. WD-1

BOOK 6053 PAGE 298

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 185,000.00

C. Richard Felts
Joan Mooney Felts
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3RD DAY OF MAY, 1983.

Linda H. Pafft
Notary Public

MY COMMISSION EXPIRES: 7/21/84

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Bone & Woods, P.C., Tenth Floor, US Bank Building, Nashville, Tennessee 37219
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
David W. McMillan (NAME)	First American Bank of Nashville, N.A. (NAME)	104-2 352
115 28th Avenue North (STREET ADDRESS OR ROUTE NUMBER)	First American Center (STREET ADDRESS)	
Nashville, Tennessee 37212 (CITY) (STATE) (P. O. ZIP)	Nashville, TN 37237 (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, C. Richard Felts and wife Joan Mooney Felts

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO David W. McMillan, Linda A. Odom, Judy P. Eron, Brian Garrett and Linda Stere, individually and as a partnership d/b/a PARK EDGE PROPERTIES

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 Davidson County, Tennessee, being Lot No. 7 on the map of A.C. Wilkerson's Subdivision of Lot No. 44 of the Boyd Cockrill Spring Tract as of record in Book 161, page 44, Register's Office for said County.

Said Lot No. 7 fronts 50 feet on the westerly side of 28th Avenue, North, formerly Fairground Avenue, and runs back between parallel lines, 120 feet to an alley.

Being the same property conveyed to C. Richard Felts and wife, Joan Mooney Felts, by deed from Lannie W. Neal, Jr., and wife, Louise Neal, as of record in Book 4903, page 413, said Register's Office.

THIS conveyance is subject to any and all existing restrictions and easements of record.

RE/CS 1.50 CHECK

This is unimproved (XX) improved ( ) property, known as 115 28th Avenue North Nashville, Tennessee 37212
(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 our hand & seal this 3RD day of MAY, 1983

C. Richard Felts

Joan Mooney Felts

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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 C. Richard Felts and wife Joan Mooney Felts

the bargainor S, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 3RD day of MAY, 1983

Commission expires 7/21/84

Lynda H. Pafford
Notary Public

STATE OF TENNESSEE
Davidson 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) acknowledged (themselves) (himself) to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that (they) (he) as such _____ and _____, 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

WARRANTY DEED

FROM C. Richard Felts

TO David W. McMillan

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

H 4 6 6 4 6

IDENTIF. REFERENCE

MAY 9 11 25 AM '83

FEE $ PAID ON THE REGISTER
DAVIDSON COUNTY, TN

OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR BOOK 6053 PAGE 300

CO -CONVEYANCE
MO -MORTGAGE
WD -WARRANTY DEED
TD -TRUST DEED

CC -CERTIFIED COPY
REL -RELEASE
UCC -UNIFORM COMMERCIAL CODE

MISC -MISCELLANEOUS
CO TX -STATE TAX CONVEY
MO TX -STATE TAX MORT
PRFEE -PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			165000.00- CO	
			481.00 CO TX	
			.50 PRFEE	
			6.00- WDEED	
			CHECK	487.50-
			6074A05/09/83 BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

H 4 6 6: 4: 6

IDENTIF. REFERENCE

MAY 9 11 25 AM '83

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 947611