THIS INSTRUMENT PREPARED BY: Homer R. Ayers, Attorney at Law
100 Long Hollow Pike
Goodlettsville, Tennessee 37072

WARRANTY DEED

ADDRESS NEW OWNERS:	SEND TAX BILLS TO:	MAP-PARCEL NOS.
Larry C. Williams, etux P.O. Box 248 Joelton TN 37080	Same as new owner	Map 15-14 Parcel 81 14D-51650

Mail

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, including the assumption of a certain note and deed of trust dated November 2, 1980, executed by Donald W. Felts and wife, Terry Ann Felts to R. C. Schlader, Trustee, to secure The Federal Land Bank of Louisville the original principal amount of $36,000.00, of record in Book 5684, page 930, and re-recorded in Book 5699, page 562, Register's Office, Davidson County, Tennessee, which the Grantees assume in full and hold Grantors harmless from same, We, DONALD W. FELTS and wife, TERRY ANN FELTS, hereinafter referred to as the "GRANTORS", have bargained and sold, and by these presents do transfer and convey unto the said LARRY C. WILLIAMS and wife, HELEN R. WILLIAMS, hereinafter referred to as 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. 41 in Section II, Plan of Williams Hills Subdivision, of record in Book 4460, page 62, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Donald W. Felts and wife, Terry Ann Felts, by deed from James A. Harbison and wife, Emma Jean Harbison, of record in Book 5684, page 927, Register's Office, Davidson County, Tennessee.

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, the GRANTORS, 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 warrant that the same is unencumbered, except as follows:

1. 1986 state and county taxes, a lien.

2. Restrictions in Book 4576, page 846, said Register's Office.

3. The Plan of record in Book 4460, page 62, said Register's Office, shows an Owner's Certificate, a 100 foot setback line from Margie Drive and 75 foot from Gerald Drive, 16 foot easement for utility and drainage along the rear, 2.5x30 foot anchor easement located ont he northwesterly corner and easement for overhang across the southerly portion of lot as shown on said plan.

And We, the GRANTORS, 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.

WITNESS our hands on this the 31st day of March, 1986.

GRANTORS:

Donald W. Felts
DONALD W. FELTS

Terry Ann Felts
TERRY ANN FELTS

GRANTEES:

Larry C. Williams
LARRY C. WILLIAMS

Helen R. Williams
HELEN R. WILLIAMS

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 DONALD W. FELTS and wife, TERRY ANN FELTS, the bargainors, with whom I am personally acquainted and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal, this the 31st day of March, 1986.

Robert D. Chubbuck, Jr.
NOTARY PUBLIC

My Commission Expires: 4-17-88

NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named LARRY C. WILLIAMS and wife, HELEN R. WILLIAMS, the bargainors, with whom I am personally acquainted and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal, this the 31st day of March, 1986.

Robert D. Williams, Jr.
NOTARY PUBLIC

My Commission Expires: 4-17-88

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $56,000.00.

Larry C. Williams
Affiant

Sworn to and subscribed before me, this the 31st day of March, 1986.

Robert D. Williams, Jr.
NOTARY PUBLIC

My Commission Expires: 4-17-88

88347

IDENTIFICATION REFERENCE

APR 3 8 50 AM '86

FELIX Z. WILSON JR. REGISTER
DAVIDSON COUNTY, TN

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

$60000.CO- CAMT.
145.60 CSTAX
.50 PRFEE
9.00 WDEED
CASH 155.10-
9288A04/03/86 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

883447

IDENTIFICATION REFERENCE

APR 3 8 50 AM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 233460