BOOK 6834 PAGE 778

FORM No. WD-1

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 67,500.00

James E. Felts
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18th DAY OF April, 19 86

Notary Public

MY COMMISSION EXPIRES: 10-14-89

(AFFIX SEAL)

FILE BOX 3

THIS INSTRUMENT WAS PREPARED BY
EDWARD SEDDON — 1187 VULTEE BOULEVARD — NASHVILLE, TN 37217

NAME		ADDRESS
ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
James E. Felts (NAME)	Bailey Mortgage Company (NAME)	133-12
505 Jasmin Drive (STREET ADDRESS OR ROUTE NUMBER)	162 East Amite Street (STREET ADDRESS)	228/225
Nashville, Tennessee 37211 (CITY) (STATE) (P.O. ZIP)	Jackson, Mississippi 39201 (CITY) (STATE) (ZIP)	5DU-64032

FOR AND 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, Donald Gene Binegar, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO James E. Felts and wife, Josephine D. Felts

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. 106 on the Plan of Greenwood Hills, Section 3, of recrrd in Book 5050, page 10, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description of subject lot.

Being the same property conveyed to Donald Gene Binegar by Quitclaim Deed from Pamela Annette Binegar of record in Book 6665, page 442, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, easements and rights-of-way for public utilities.

This conveyance is subject to any and all existings easements and restrictions of record.

93526

IDENTIFICATION REFERENCE

APR 22 9 30 AM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

This is improved (XX) unimproved ( ) property, known as 505 Jasmin Drive, Nashville, Tennessee 37211
(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 18th day of April, 19 86

Donald Gene Binegar by Robert E Spann attorney in fact

Donald Gene Binegar

STATE OF Tennessee
COUNTY OF Davidson

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On this the 18th day of April, 19 86, before me personally appeared Robert E. Sparrow, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Donald Gene Binegar, and who acknowledged that he executed the same as the free act and deed of the said Donald Gene Binegar, by virture of that Power of Attorney, duly executed by the said Donald Gene Binegar and appearing of record in Book 6834, page 775, respectively, of the Register's Office for Davidson County, Tennessee.

Witness my hand and official seal at Nashville this 18th day of April, 1986.

My commission expires: 10-14-89

Notary Public

upon (their several oaths) acknowledged (themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that (he) (they) as such _____ and _____ being authorized so to do, execute 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

Donald Gene Binegar

TO

James E. Felts
Josephine D. Felts

RETURN TO:

SOUTHERN ESCROW COMPANY
1187 Vultee Boulevard
Nashville, Tennessee 37217

EDWARD SEDDON
ATTORNEY AT LAW
1187 Vultee Boulevard
Nashville, Tennessee 37217

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

67500.00- CAMT.
175.50 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 182.00-
5464404/22/86 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

93526

IDENTIFT REFERENCE

APR 22 9 38 AM '86

FELIX Z. WILSON II, REGISTER
DAVIDSON COUNTY, TN

No. 239496