This instrument prepared by:
Joseph B. Pitt, Jr., Attorney
First American Center
Nashville, Tennessee 37238
G 251388 FILE BOX #35

WARRANTY DEED

BOOK 6897 PAGE 736

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Samuel Lanier Felker (NAME)	Bright Mortgage Company (NAME)	
510 Lynnwood Boulevard (STREET ADDRESS OR ROUTE NUMBER)	P.O. Box 13013 (STREET ADDRESS)	MAP 130-3
Nashville, Tennessee 37205 (CITY) (STATE) (ZIP)	Lexington, Kentucky 40512 (CITY) (STATE) (ZIP)	PARCEL 85

FOR AND IN CONSIDERATION of the sum of Ten and no/100 ---------- $10.00 ---------- *Dollars,*

Cash in hand paid by Samuel Lanier Felker and wife, Kimberly Hill Felker and other good and valuable considerations accepted as cash the receipt of all of which is hereby acknowledged,

John O. Matthews, and wife, Mary A. McLaughlin

have this day bargained and sold, and do hereby transfer and convey unto the said Samuel Lanier Felker, and wife, Kimberly Hill Felker

the Grantees herein, their (successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being the south part of Lot No. 109, the north part of Lot No. 198, part of Brighton Avenue, now closed, and part of a 50 foot unnamed street lying between lots nos. 109 and 198, on the Map of Royal Oaks Land Company's Subidivison of the Baker Tract, as of record in Book 421, pages 102 and 103, said Register's Office.

Said Lots front together 100 feet on the easterly side of Lynnwood Boulevard and runs back 260.1 feet on the southerly line and 254 feet on the northerly line to a line in the rear which measures 100 feet thereon.

Being the same property conveyed to John O. Matthews and wife, Mary A. McLaughlin, by deed from Charles F. Bradley and wife, Jean B. Bradley of record in Book 6592, page 260, Register's Office of Davidson County, Tennessee.

JUN 25 2 39 PM '86

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 170,000.00

Subscribed and sworn to before me this the 20th *day of* June *19* 86

My commission expires: 5-20-87 *(Affix Seal)*

Affiant Samuel Lanier Felker

Notary Public Judy A. Dobbs

This is improved (XX) unimproved ( ) property, known as 510 Lynnwood Boulevard, Nashville, Tennessee 37205 *(House Number) (Street) P.O. Address: (City or Town)*

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantees their (successors), heirs and assigns forever we covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, their (successors), heirs and assigns, against the lawful claims of all persons.

Whenever 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 hands this 20th *day of* June *19* 86, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

John O. Matthews

Mary A. McLaughlin

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BOOK 6897 PAGE 787

Personally appeared before me the undersigned, *a Notary Public in and for said County and State* John O. Matthews, and wife, Mary A. McLaughlin

the within named bargainors , *with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that* they *executed the within instrument for the purposes therein contained.*

Witness my hand and official seal at Nashville, *Tennessee, this* 20th *day of* June, *19* 86.

Judy A Dobbs
Notary Public

Commission expires 5-20-87

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, _____, *a Notary Public of the State and County aforesaid, personally appeared* _____, *with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged* _____ *self to be* _____ *of the* _____, *the within named bargainor, a corporation, and that* _____ *he as such* _____ *being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by* _____ *self as* _____.

Witness my hand and seal, at office in _____, *this* _____ *day of* _____, *19*____.

_____
Notary Public

Commission expires _____

WARRANTY DEED

FROM

John O. Matthews etux

TO

Samuel Lanier Felker etux

Compliments of
Chicago Title Insurance Company
First Floor — First American Center
Phone 255-4631
NASHVILLE, TENNESSEE 37238

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

RECEIVED OF _____

FOR _____ BOOK 6897 PAGE 768

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

170[illegible].00- CAPT.
442.00 CSTAX
.50 PRFE
6.00 WDE D
CHECK 448.50-
9931A06/25/86 BNL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

IDENTIFICATION REFERENCE
JUN 25 2 39 PM '86
2 5 5 4

No. 263421