WARRANTY DEED

FROM: Larry Lafferty, Trustee, Grantor

TO: Brian K. Freels and Faye Overall Freels, Grantee

This instrument was prepared by:
Robert N. Buchanan, III
Farris, Warfield & Kanaday
Seventeenth Floor
Third National Bank Building
Nashville, Tennessee 37219

Address New Owner(s) as Follows:
Clark Tr
250 Saunders Ferry Rd
Hendersonville
Tennessee
37075

Mortgagee:
Larry Lafferty
P O Box 788
Madison Tenn
37116

Map-Parcel Numbers
Map 71-7
Parcel 171

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is Forty Five Thousand Dollars ($45,000.00).

Larry Lafferty
Affiant

SUBSCRIBED AND SWORN TO before me, this the 1 day of April, 1987.

Notary Public

My Commission Expires: 4/17/87

FOR AND IN CONSIDERATION OF the sum of Ten Dollars ($10.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Larry Lafferty, Trustee Grantor, has bargained and sold, and by these presents does transfer and convey unto the said Brian K. Freels and Faye Overall Freels, Grantee, their heirs, successors, and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

> Lot 15 on the map of resubdivision of I. D. Luton's Addition as of record in Book 974, page 55, Register's Office for Davidson County, Tennessee. Said Lot No. 15 fronts 75 feet on the easterly side of Luton Street and runs back 197.9 feet on the north line and 200.7 feet on the south line to a dead line in the rear measuring 75 feet.
>
> Being the same property conveyed to Grantor by deed from William P. Jones recorded concurrently herewith.

This is improved property, known as 1715 Luton Avenue, Nashville, Tennessee.

This conveyance is expressly made subject to the following:

1. The lien for 1987 taxes which will be paid by Grantee.

2. Vendors lien of record in Book 4899, page 345, said Register's Office.

3. All easements, conditions and other matters shown on the Plan of Record recorded in Book 974, page 55, said Register's Office.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee(s), their heirs, successors, and assigns, forever.

And Grantor does covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple; has a good right to convey it, and the same is unencumbered and unrestricted except as to those matters set forth above to which this conveyance is expressly made subject.

And Grantor does further covenant and bind Grantor, his heirs, successors, and assigns, to warrant and forever defend the title to the said land to the said Grantee, their heirs, successors, and assigns against the lawful claims of all persons whomsoever except as to those matters set forth above to which this conveyance is expressly made subject.

Witness Grantor's hand this 1 day of April, 1987.

Larry Lafferty, Trustee

I 9514

IDENTIFICATION REFERENCE

APR 28 11 25 AM '87

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Robert N. Buchanan, a Notary Public of said County and State, Larry Lafferty, Trustee, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at Office, this 1 day of April, 1987.

Notary Public

My Commission Expires: April 17, 1988

3272R/4-1-87

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

RECEIVED OF _____

FOR _____

BOOK 7216 PAGE 711

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

45000.00 C- CAMT.
126.00 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 132.50-
9861 04/28/87 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

19514

IDENTIFT REFERENCE

APR 28 11 25 AM '87

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 74577