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File in Box # 4

FORM NO. WD-1
#88-6-23

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 68,750.00

Carl Brett Munkel
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21st DAY OF June, 88

Notary Public

MY COMMISSION EXPIRES: November 10, 1991

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Foley & Weiss, Attorneys, 1 Church St. Bldg. Suite 500, Nashville, Tennessee 37201
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO: MORTGAGEE	MAP-PARCEL NUMBERS
Carl Brett Munkel (NAME)	Citizens & Southern Mortgage (NAME)	Map 85-7
230 Downeymeade Drive (STREET ADDRESS OR ROUTE NUMBER)	P. O. Box 656 (STREET ADDRESS)	Parcel 50
Nashville, TN 37214 (CITY) (STATE) (P. O. ZIP)	Tucker, Georgia 30085-0656 (CITY) (STATE) (ZIP)	FB# 3DZ-63716

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, Edward Ray Felts and wife, Delores P. Felts

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Carl Brett Munkel and wife, Laura Turton Munkel, as tenants by the entirety

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. 219 on the Plan of Stanford Country Club Estates, Section Four, of record in Book 2900, Pages 83 and 84, Register's Office for Davidson County, Tennessee.

Said Lot 219 fronts 85.42 feet on the southwesterly margin of Downeymeade Drive and extends back 230.0 feet on the northwesterly line and 238.3 feet on the southeasterly line to a broken line in the rear measuring 102.06 feet thereon.

BEING the same property conveyed to Edward Ray Felts and Delores P. Felts, by Deed from Janiene M. Holder, of record in Book 4616, Page 296, Register's Office for Davidson County, Tennessee.

This conveyance is subject to restrictive covenants of record in Book 3066, Page 219, said Register's Office; easements and setback lines as set forth on the above plan of record; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

42922

IDENTIFICATION REFERENCE

JUN 22 1 41 PM '88

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

8761 06/22 0101 03CHECK 198.86

This is unimproved (XX) improved ( ) property, known as 230 Downeymeade Drive, Nashville, TN 37214
(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 their hand s this 21st day of June, 19 88

Edward Ray Felts — Delores P Felts

Edward Ray Felts — Delores P. Felts

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, Peter Weiss, a Notary Public in and for said County and State, the within named Edward Ray Felts and wife, Delores P. Felts

the 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 21st day of June, 19 88.

Notary Public

Commission Expires November 10, 1991

STATE OF TENNESSEE
Davidson County

Before me, _____ a Notary Public in and for 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 himself to be the _____ of the _____ a corporation, and that he as such _____, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as _____.

Witness my hand and official seal at _____, _____, this _____ day of _____, 19___.

_____ Notary Public

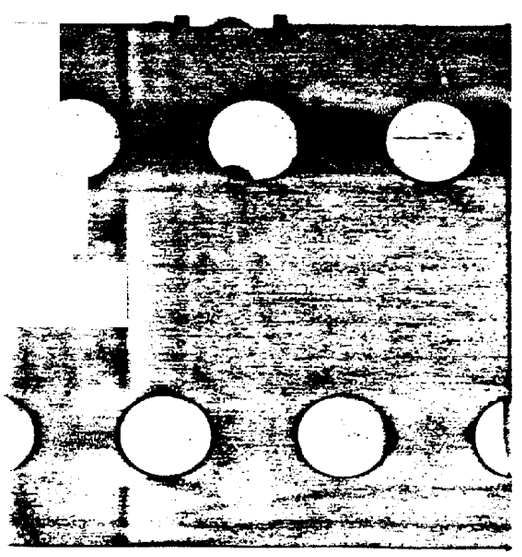
Commission Expires _____

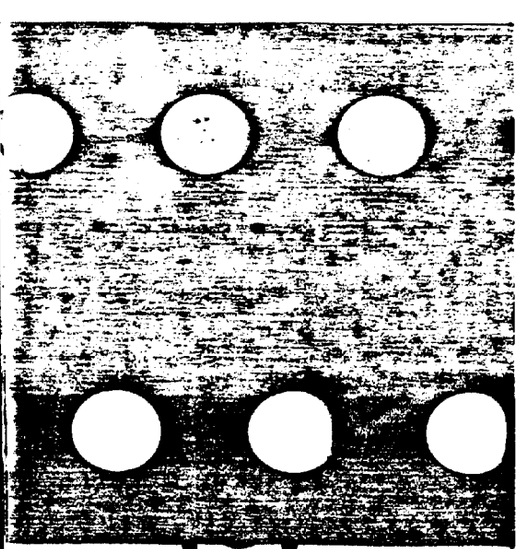
WARRANTY DEED

FROM
Edward Ray Felts and wife, Delores P. Felts

TO
Carl Brett Munkel and wife, Laura Turton Munkel

FOLEY & WEISS
ATTORNEYS AT LAW
SUITE 500
ONE CHURCH STREET BUILDING
NASHVILLE, TENNESSEE 37201





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 TAX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TAX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL
				CAMT 68750.00
				CON TX 192.36
				PRFEE 0.50
				WDEED 6.00
				TOTAL 198.86
				CHECK 198.86
06/22/88		01		13:45 0001 8761

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

42922

IDENTIFICATION REFERENCE

JUN 22 1 41 PM '88

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 105551