FORM NO. WD-1

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BOX 10

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 27,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th DAY OF July, 1988

Notary Public

MY COMMISSION EXPIRES: 1-3-92

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
PATRICIA SPICER CARDEN, ATTORNEY
236 Fourth Avenue North Suite 200 Nashville, Tennessee 37219

BOOK 7606 PAGE 151

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO /and Mortgagee is:	MAP-PARCEL NUMBERS
Ronnie R. Felts et ux (NAME)	Same/Lama Terra Ltd. (NAME)	Tract 1: ~~016-00-0-213.00~~ 10D 51793
P.O. Box 213 (STREET ADDRESS OR ROUTE NUMBER)	P. O. Box 67 (STREET ADDRESS)	Tract 2: P/O 016-00-0-169.00 ~~10D 04918~~
Joelton, Tn. 37080 (CITY) (STATE) (P. O. ZIP)	Brentwood, TN 37027 (CITY) (STATE) (ZIP)	

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, Lama Terra Limited, a Tennessee Limited Partnership

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Ronnie R. Felts and wife, Sandra A. 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:

TRACT 1: 9766 07/21 0101 03CHECK 98.57

Land in Davidson County, Tennessee, being Lot No. 34 on the plan of Ridgeview Estates, Section II, Phase II, of record in Book 6200, page 692, Register's Office for said County, to which plan reference is hereby made for a more complete and accurate legal description.

TRACT 2:

Land in Davidson County, Tennessee, described according to a survey by William M. Keel, Tennessee Registered Land Surveyor No. 990, dated May 12, 1988, as follows:

Beginning at an iron pin, in the Northerly margin of the Ridgerunner Court cul-de-sac, said pin being the Southeast corner of Lot No. 34 of Ridgeview Estates, Section II, Phase II of record in Plat Book 6200, page 692 of the Register's Office for Davidson County, Tennessee; thence, with the easterly boundary of Lot No. 34, North 06° 23' 15" West, 739.47 feet to an iron pin; thence, North 45° 47' 32" East, 117.98 feet to an iron pin; thence, North 64° 31' 20" East, 242.97 feet to an iron pin; thence, South 01° 38' 54" West, 851.46 feet to an iron pin; thence, North 66° 33' 36" West, 197.56 feet to an iron pin in the Ridgerunner Court cul-de-sac; thence, along a curve to the left (I = 76° 35' 37"; R = 50.0 feet) a distance of 66.84 feet to the point of beginning, containing 4.92 acres, more or less.

Both Tract 1 and Tract 2 being part of the same property conveyed to Lama Terra Limited, a Tennessee Liimted Partnership by deed from Edward Grigsby Bracy, Jr., also known as E. G. Bracy, and wife, Hazel Walker Bracy, also known as Hazel W. Bracy of record in Book 5748, page 6, Register's Office for Davidson County, Tennessee.

The conveyance of Tract 1 is subject to restrictive covenants of record in 7484, page 166, as corrected in Book 7527, page 949, both in said Register's Office, and to the*

unimproved (XX
This is improved ( ) property, known as 6929 Ridgerunner Court, Goodlettsville, TN 37072
(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 20th day of July, 19 88

Lama Terra Ltd.

BY: Keith Perryman, Gen. Partner

Keith Perryman, General Partner

*matters set forth in the above referenced plan of record.

INDIVIDUAL ACKNOWLEDGEMENT

State of Tenneesee

BOOK 7606 PAGE 152

County of _____

Personally appeared before me, _____, a Notary Public of said county, _____

the within named bargainor(s), with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that _____ executed the within instrument for the purpose therein contained.

WITNESS my hand, at office, this _____ day of _____, 19____.

_____

NOTARY PUBLIC

My commission expires:

_____

CORPORATE ACKNOWLEDGEMENT

State of _____

County of _____

Before me, _____ 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 himself to be President (or other officer authorized to execute the instrument) 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 himself as _____.

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

_____

NOTARY PUBLIC

My commission expires:

_____

JUL 21 2 26 PM '88

5163

WARRANTY DEED

FROM

Lama Terra Ltd., a Tennessee Limited Partnership

TO

Ronnie R. Felts and wife, Sandra A. Felts

PATRICIA SPICER CARDEN
Attorney at Law
101 Westpark Drive, Suite 350
Brentwood, Tennessee 37027

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, of the State and County aforesaid, personally appeared Keith Perryman, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged himself to be a General Partner of Lama Terra Ltd., a Tennessee Limited Partnership, the within named bargainor, a partnership, and that he as such General Partner, being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the partnership by himself as General Partner.

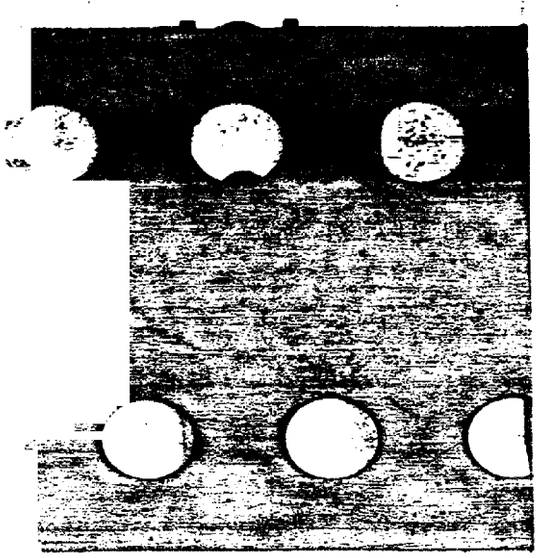
Witness my hand and seal, at office, this 20th day of July, 1988.

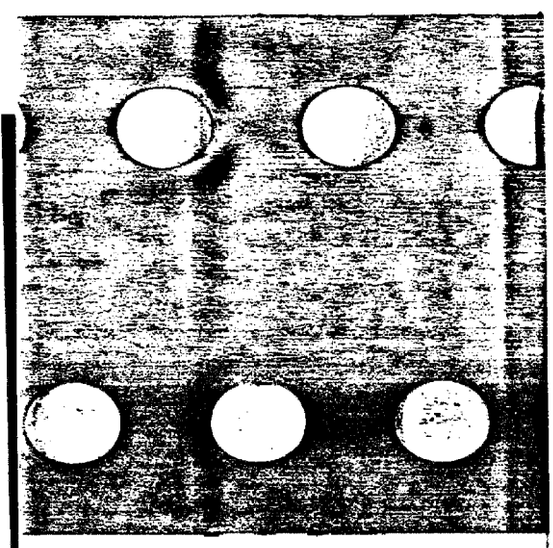
NOTARY PUBLIC AT LARGE

Carla Blewett Holloway

Notary Public

My commission expires: 5-13-89





OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 7606 PAGE 153

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 27900.00
				MOR TX 92.07
				ERR CO
				MOR TX 92.07-
				CON TX 92.07
				PRFEE 0.50
				MDEED 6.00
				TOTAL 98.57
				CHECK 98.57
07/21/88		01		14:28 0001 9766

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

5 1 6 5 5

IDENTIFT REFERENCE

JUL 21 2 26 PM '88

FELIX Z WILSON II REGISTER
DAVIDSON COUNTY TN

No. 115550