BOOK 7613 PAGE 606

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 440,500.00

George N Bullard
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 29th DAY OF July, 1988

Notary Public At Large

MY COMMISSION EXPIRES: Sept 11, 1990

(AFFIX SEAL)

This Instrument Was Prepared By:
BAKER, CAMPBELL & PARSONS
Attorneys At Law
303 Church Street
Nashville, Tennessee 37201

NAME	ADDRESS	
ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Carmichael Fels et ux (NAME)	same (NAME)	130
4419 Warner Place (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	10-8
Nashville, TN 37205 (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	

GENERAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid by the hereinafter named Grantees, and for other good and valuable consideration, the receipt and sufficiency of which consideration are hereby acknowledged, we, **GEORGE N. BULLARD,** and wife, **PATRICIA T. BULLARD** (hereinafter referred to as the "Grantors"), have bargained and sold, and by these presents do transfer and convey unto **CARMICHAEL FELS** and wife, **ELIZABETH M. FELS** (hereinafter referred to as the "Grantees"), their heirs and assigns, in fee simple, the following described tract or parcel of land (hereinafter referred to as the "Property") situated in Davidson County, Tennessee, and described as follows:

> Being the east half of Lot 18 and the west 50 feet of Lot 25 on the map of the subdivision of Block "C", Belle Meade Plan No. 2, of record in Book 421, Page 58, Register's Office for Davidson County, Tennessee.
>
> Said part of Lots Nos. 18 and 25 front together 150 feet on the southerly side of Warner Place, and extend back 346 feet on the easterly line and 346.6 feet on the westerly line to a dead line measuring 150 feet thereon.
>
> Being the same property conveyed to George N. Bullard and wife, Patricia T. Bullard, by deed from Richard W. Raney, Jr., and wife, Margaret C. Raney, of record in Book 6533, Page 767, Register's Office for Davidson County, Tennessee.

with the appurtenances, hereditaments, estate, title and interest thereto appertaining.

TO HAVE AND TO HOLD the Property to the Grantees, their heirs and assigns, forever.

This is improved property known as 4419 Warner Place, Nashville, Tennessee 37205.

54137

IDENTIFICATION REFERENCE

Jul 29 3 42 PM '88

FELIX Z WILSON JR REGISTER
DAVIDSON COUNTY, TN

The Grantors, for themselves and their heirs, executors and administrators do hereby covenant with the Grantees, their heirs and assigns, that the Grantors are lawfully seized and possessed of the Property in fee simple; have full power, authority and right to convey the Property; and that the Property is free from all encumbrances, except for the following: restrictive covenants of record in Book 589, Page 296, Register's Office for Davidson County, Tennessee (applies to part of Lot 25), an easement for sanitary sewer of record in Book 5787, Page 406, Register's Office for Davidson County, Tennessee, and any other covenants, conditions, restrictions, easements, liens, charges and encumbrances which appear of record in the Register's Office for Davidson County, Tennessee; applicable zoning and land use regulations and laws; and the lien for real property taxes for 1988. The Grantors further covenant and bind themselves, their heirs, executors and administrators, to warrant and forever defend the title to the Property to the Grantees, their heirs and assigns, against the lawful claims of all persons whomsoever.

Whenever in this instrument a pronoun is used, it shall be construed to include the masculine, feminine or neuter gender; and the singular number shall include the plural and the plural the singular, all as the context requires.

IN WITNESS WHEREOF, the Grantors have executed this deed this the 29th day of July, 1988.

GRANTORS:

George N Bullard

GEORGE N. BULLARD

Patricia T. Bullard

PATRICIA T. BULLARD

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, David Bate Parsons, a Notary Public in and for said County and State, the within named **George N. Bullard,** the bargainor, 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 and official seal at Nashville, Tennessee, this 29th day of July, 1988.

David Bate Parsons

Notary Public At Large

My Commission Expires: Sept. 11, 1990

COMMONWEALTH OF VIRGINIA)
)
COUNTY OF Mecklenburg)

Personally appeared before me, Patricia T. Bullard, a Notary Public in and for said County and Commonwealth, the within named **Patricia T. Bullard,** the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

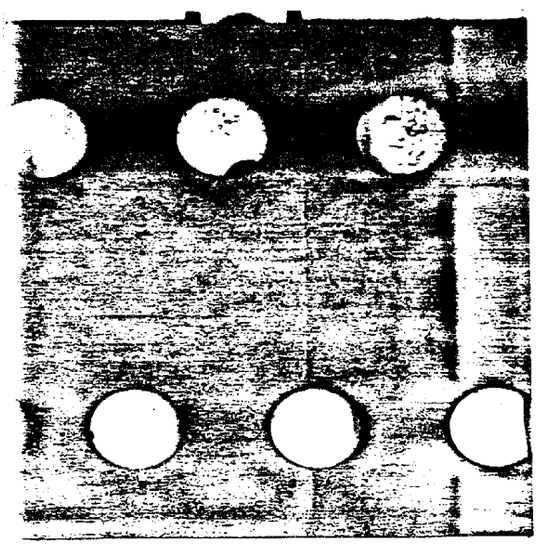
WITNESS my hand and official seal at South Hill Virginia, this 26th day of July, 1988.

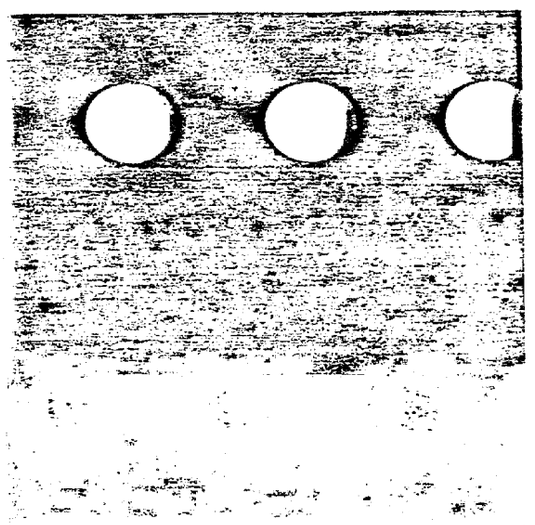
Sue P. Justice, Notary

Sue P. Justice
Notary Public

My Commission Expires: 09/26/88

3701 07/29 0101 03CHECK 1595.15





OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 7613 PAGE 609

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 480500.00
				CON TX 1585.65
				PRFEE 0.50
				WDEED 9.00
				TOTAL 1595.15
				CHECK 1595.15
07/29/88	01			15:44 0001 2701

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

54137

IDENTIFICATION REFERENCE

JUL 29 3 42 PM '88

FELIX Z WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 118443