BOOK 7620 PAGE 659

STATE OF TENNESSEE
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 95,000.00

J.P. Brakefield
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5th DAY OF August 19 88

Notary Public

MY COMMISSION EXPIRES January 21, 1990

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

NAME ADDRESS

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILL TO:	MAP-PARCEL NUMBERS
J.P. Brakefield	NEW OWNER	104-15-0
(NAME)	(NAME)	
2709 Sunset Place		100.00
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, TN 37212		
(CITY) (STATE) (P.O. ZIP)	(CITY) (STATE) (P.O. 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, Ruby B. Feltner and Peggy L. Feltner

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO J.P. Brakefield and Stephanie L. Hendrix

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:

Being the easterly 50 feet of Lot No. 16 and part of Lot No. 17 on the map of Sunset Park Subdivision, as of record in Book 332, page 132, Register's Office for said County, described together as follows:

Beginning at a point on the southerly margin of Sunset Place, formerly Turner Avenue 50 feet easterly from the corner of Lots 15 and 16 on said plan; thence with southerly margin of said Sunset Place eastwardly 53 feet to a point 3 feet easterly from the corner of Lots Nos. 16 and 17; thence southwardly 160.5 feet to the corner of said Lots Nos. 12, 13, 16, and 17 on said plan; thence with the line between lots Nos. 13 and 16 westwardly 50 feet; thence northwardly 160.5 feet to the beginning.

Being the same property conveyed to Ruby B. Feltner and Peggy L. Feltner by deed from Mary Grizzard and Leslie R. Grizzard, Jr. of record in Book 3570, page 31, Register's Office for Davidson County, Tennessee.

56521

IDENTIFICATION

AUG 5 3 27 PM '88

REGISTER'S OFFICE
DAVIDSON COUNTY, TN

This is unimproved ( ) improved (XX) property, known as 2709 Sunset Place, Nashville, TN 37212
(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 our hand s this 5th day of August, 19 88

Ruby B. Feltner

Peggy L. Feltner

Peggy L. Feltner, Attorney in Fact

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STATE OF TENNESSEE
County of Davidson

Personally appeared before me, ~~Ruby B. Feltner and~~ Peggy L. Feltner

with whom I am personally acquainted, and who acknowledged that ~~he~~ they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 5th day of August, 19 88

Commission expires January 21, 1990

Notary Public

STATE OF TENNESSEE
County of Davidson

Personally appeared before me, Peggy L. Feltner

with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that she is the Attorney-In-Fact of the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 5th day of August, 1988

Commission expires 1-21-90

Notary Public

WARRANTY DEED

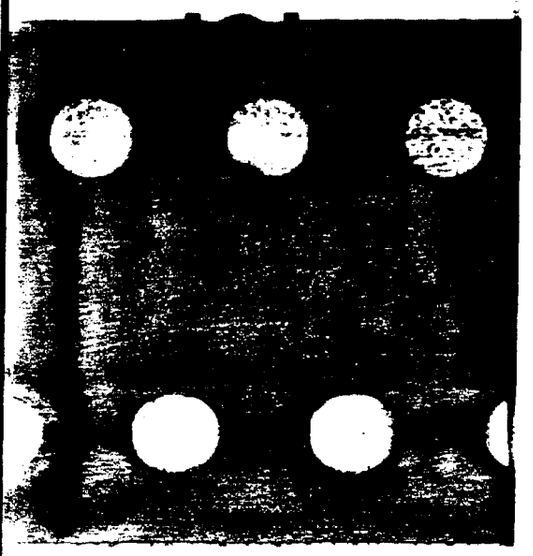
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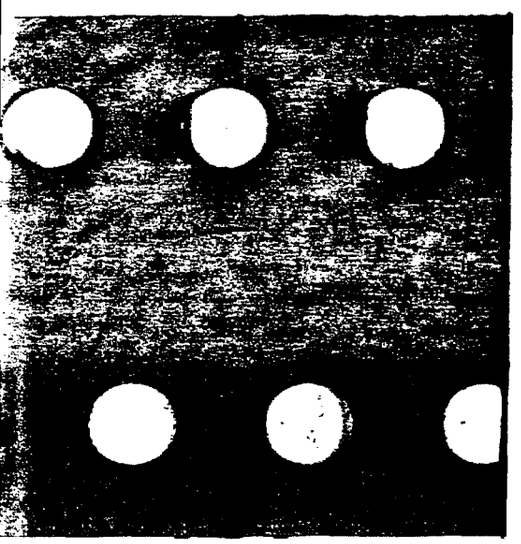
Ruby B. Feltner and Peggy L. Feltner

TO

J.P. Brakefield and Stephanie L. Hendrix

Prepared by: COMBOS & LAWLESS
A Professional Law Corporation
Twentieth Floor, First American Center
Nashville, Tennessee 37238-0057





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

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

DEMT	95000.00
CON TX	313.50
PRFEE	0.50
WDEED	6.00
TOTAL	320.00
CHECK	320.00

5652 L.

IDENTIFI REFFERENCE

AUG 5 3 27 PM '88

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

/05/88 01 15:30 0001 4515

No. 121102