WARRANTY DEED

BOOK 7813 PAGE 737

PREPARED BY:

J. K. WOODARD
Attorney at Law
175 East Main Street, 2nd Floor
Hendersonville, TN 37075
822-0030

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater for this transfer is $ 19,900.00.

Howard Felton
Affiant

SWORN to and subscribed before me on this the 17 day of April, 1989.

NOTARY PUBLIC

My Commission Expires: 5-1-1992

MORTGAGEE:
Old Hickory Credit Union
1000 Industrial Drive
Old Hickory, TN 37138

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NO.
Mr./Mrs. Howard Felton	Same as Owner	11
~~3124~~ 3221 Freeman Hollow Road		84
Goodlettsville, TN 37072		

FOR AND IN CONSIDERATION of the sum of TEN DOLLARS ($10.00), cash in hand paid by the hereinafter named **GRANTEES** and other good and valuable consideration the receipt of which is hereby acknowledged, we, **JERRY SIERS and wife, LINDA SIERS**, hereinafter called the **GRANTORS**, have bargained and sold and by these presents, do transfer and convey unto **HOWARD FELTON and wife, EVELYN FELTON**, hereinafter called **GRANTEES**, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

> LAND in Davidson County, Tennessee, being Lot No. 3 on the Plan of North Land Estates, Section One, of record in Plan Book 3842, Page 212, Register's Office for said County, to which plan reference is made for a more particular description of said lot.
>
> BEING the same property conveyed to JERRY SIERS and wife, LINDA SIERS by instruments of record in Book 5548, Page 223 and Book 5189, Page 931, Register's Office for Davidson County, TN.

This is improved property known as 3124 Freeman Hollow Road, Goodlettsville, TN 37072.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, 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 hands this 7th day of April, 1989, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

JERRY SIERS

LINDA SIERS

STATE OF TENNESSEE

COUNTY OF DAVIDSON

BEFORE me, undersigned, a Notary Public in and for the County and State aforesaid, personally appeared the within named, JERRY SIERS and wife, LINDA SIERS, the bargainors, with whom I am personally acquainted or proved to me on the basis of sufficient information, and who acknowledged the execution of the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Old Hickory, TEnnessee, this the 7th day of April, 1989.

NOTARY PUBLIC

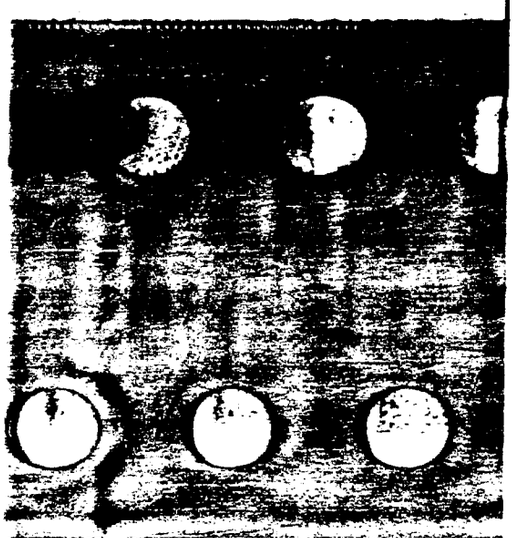
My Commission Expires: [illegible]

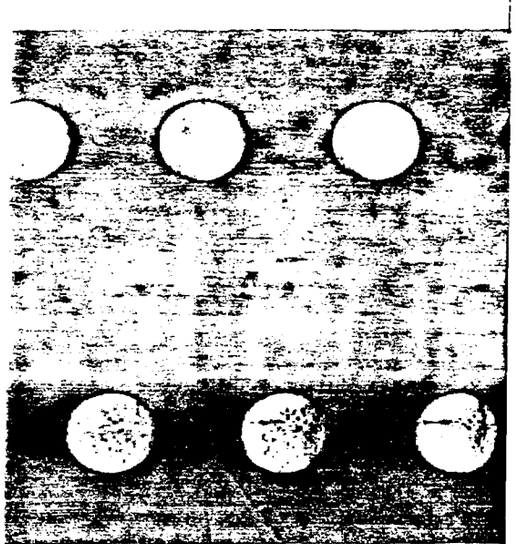
NOTARY PUBLIC AT LARGE

2370

APR 10 3 59 PM '89

4302 04/10 0101 03CHECK 270.17





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

RECEIVED OF _____

FOR _____

BOOK 7813 PAGE 739

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 79900.00
CON TX 263.67
PRFEE 0.50
WDEED 6.00
TOTAL 270.17
CHECK 270.17

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 04/10/89 01 15:59 0001 4302

23709

IDENTIFICATION

APR 10 3 59 PM '89

FELIX Z. WILSON, II
REGISTER

No. 198706