File 28179

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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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

$80,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF June, 1990.

Notary Public

MY COMMISSION EXPIRES: 12/3/94

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Larry L. Westbrook, Attorney P. O. Box 150349, Nashville, Tennessee 37215
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
Wilma S. Hart (NAME)	Fairfield Financial Associates of Tn (NAME)	Map 135-12-A
2049 Nashboro Boulevard (STREET ADDRESS OR ROUTE NUMBER)	50 Century Blvd. Suite 450 (STREET ADDRESS)	Parcel 25 & 75
Nashville, TN 37217 (CITY) (STATE) (P O ZIP)	Nashville, Tn 37214 (CITY) (STATE) (ZIP)	2D 65940 2D 65939

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, Larry W. Felts and wife, Patricia B. Felts

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Wilma S. Hart

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:

A certain condominium in Davidson County, State of Tennessee, described as follows, to-wit:

Unit No. 2049 and Garage Unit 2049C, in Nashboro Village Twelve Condominium, a horizontal property regime, as shown on the plat of record in Book 4675, page 121, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Larry Wayne Felts and wife, Patricia B. Felts by deed from 2154 Trading Corporation, a New York Corporation, of record in Book 5249, page 292, Register's Office for Davidson County, Tennessee.

48106

IDENTIFICATION REFERENCE

Aug 9 9 40 AM '90

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

8366 08/09 0101 03CHECK 271.00

This is unimproved ( ) improved (XX) property, known as 2049 Nashboro Boulevard, Nashville, TN 37217
(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 13th day of October, 1989

Larry W. Felts

Patricia B. Felts

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, Sandra K. Carman a Notary Public in and for said County and State, the within named ~~Larry W. Felts and wife, Patricia B. Felts~~

the bargainor~~s~~, 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 13th day of October, 1992.

Commission expires May 13, 1992

Sandra K. Carman
Notary Public

STATE OF TENNESSEE
Davidson County

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon (their several oaths) acknowledged (themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that (he) as such _____ and _____ being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said _____ as such, _____, and attesting the same by the said _____ as such _____.

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

My commission expires _____

_____
Notary Public

WARRANTY DEED

FROM

TO

Compliments of
Chicago Title Insurance Company
First Floor — First American Center
Phone 255-4631
NASHVILLE, TENNESSEE 37208

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 80000.00
CON TX 264.00
PRFEE 1.00
MDEED 6.00
TOTAL 271.00
CHECK 271.00

08/09/90 01 09:47 0001 8366

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

48106

IDENTIFT REFERENCE

AUG 9 9 AM '90

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 344818