PREPARED BY (AND RETURN TO):
WILKINS & IVEY, Attorneys
2405 Crestmoor Road; P.O. Box 150157
Nashville, Tennessee 37215-0157

W & I Ref. ( ) (Title No: 30359)

State of Tennessee
County of Davidson
The actual consideration or value, whichever is greater, for this transfer is: $ 380,000.00

Affiant

Sworn and subscribed before me this 15th day of August, 1990.

Notary Public

My Comm. Expires: Oct 9, 1991

CHRISTY WILKINS NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

ADDRESS NEW OWNER:	**MORTGAGEE:**	**MAP-PARCEL NUMBERS**
Samuel L. Felker	Leader Federal Bank for Savings	07DZ 29605
105-B Westover Drive	P. O. Box 275	130-02-086
Nashville, TN 37205	Memphis, TN 38101-0275	

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **James P. Manning and spouse, Gene B. Manning,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Samuel L. Felker and spouse, Kimberly H. Felker,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

LAND in Davidson County, Tennessee, being Lot No. 79 on the plan of Bransford Realty Company's Belle Meade Golf Links Subdivision, of record in Book 421, Pages 94 and 95, Register's Office for said County.

SAID Lot No. 79 fronts 60 feet on the westerly margin of Westover Drive and extends back 210 feet between parallel lines to a dead line in the rear.

BEING the same property conveyed to James P. Manning and wife, Gene B. Manning by deed from Carolyn Ambrose Denton and John L. Ambrose, Jr. of record in Book 6749, page 919, Register's Office for Davidson County, Tennessee.

This conveyance is subject to a sewer line easement of record in Book 6969, Page 59, said Register's Office, and to all matters shown on the referenced subdivision Plan.

4987 1 TENNTAX REFERENCE Aug 16 9 39 AM '90

0438 08/16 0101 03CHECK 1261.00

This is improved property, known as: 105-B Westover Drive, Nashville, TN 37205

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 15th day of August, 1990.

James P. Manning

Gene B. Manning

State of Tennessee
County of Davidson

On this 15th day of August, 1990, before me the undersigned authority, personally appeared James P. Manning and Gene B. Manning, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

CHRISTY WILKINS NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My Commission Expires: Oct 9, 1991

Notary Public

W & I: 12/89

OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 8175 PAGE 834

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 380000.00
CON TX 1254.00
PRFEE 1.00
WDEED 6.00
TOTAL 1261.00
CHECK 1261.00

08/16/90 01 09:42 0001 0438

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

4 9 8 7 1

IDENTIFICATION

AUG 16 9 39 AM '90

FELIX Z WILSON II REGISTER
DAVIDSON COUNTY, TENN.

No. 346863