FORM No. WD-1

THIS INSTRUMENT WAS PREPARED BASED ON INFORMATION FURNISHED BY THE PARTIES. NO INDEPENDENT TITLE EXAMINATION WAS MADE.

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THE TRANSFER IS $ 72,536.17

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th DAY OF February, 19 91

Notary Public

MY COMMISSION EXPIRES: January 17, 1992

(AFFIX SEAL)

THIS INSTRUMENT PREPARED BY: LASSITER, TIDWELL & TRENTHAM, ATTYS.
P.O. BOX 1369, BRENTWOOD, TN 37024-1369

ADDRESS NEW OWNER(S) AS FOLLOWS:	MORTGAGEE & TAX BILLS TO:	MAP-PARCEL NUMBERS
Marty E. Felts	Altus Bank	
(NAME)	(NAME)	
5025 McLendon Drive	409 West Main Street	162 3 83
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Antioch, TN 37013	Dothan, AL 36302	
(CITY) (STATE) (P.O. ZIP)	(CITY) (STATE) (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, Willard L. Russell and wife, Deborah J. Russell

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Marty E. Felts and wife, Jackie L. Felts

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:

Land in Davidson County, TN, being Lot No. 9 on the Plan of Colewood Hills Subdivision, Section 1, of record in Book 4300, Page 130, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Willard L. Russell and wife, Deborah J. Russell, by deed from John E. Knott, III and wife, Melinda A. Knott, of record in Book 6510, Page 32, Register's Office for Davidson County, TN.

Subject to easement of record in Book 4195, page 198, and all matters as shown on the plan of record.

This description is the same used in the previous deed of record.

It is understood and agreed that part of the consideration for the transfer of this property is the agreement of the grantees to assume the unpaid balance of a note secured by a deed of trust to Capitol Mortgage Corporation, of record in Book 7246, Page 778, said Register's Office, and also the agreement that the escrow account held in connection with the aforesaid deed of trust is hereby transferred to said grantees.

This is improved (xx) unimproved ( ) property, known as 5025 McLendon Drive, Antioch, TN 37013
(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 28th day of February, 19 91

Willard L. Russell

Deborah J. Russell

STATE OF TENNESSEE
COUNTY OF Williamson

BOOK 8301 PAGE 725

Personally appeared before me, Elizabeth J. Smith, a Notary Public in and for said County and State,

Willard L. Russell and wife, Deborah J. Russell

with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purpose therein contained, and who further acknowledged that the of the maker or a constituent of the maker and 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 in Brentwood, Tennessee, this 28th day of February, 1991

Notary Public Elizabeth J. Smith

My commission expires: January 11, 1992

96223

IDENTIF. REFERENCE

DEED

FROM

TO

Realty Title

Post Office Box 1369
428 Wilson Pike Circle
Brentwood, TN 37024-1369
(615) 377-0620

0155 03/01 0101 03CHECK 246.25

OFFICIAL RECEIPT

BOOK 8301 PAGE 726

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL
			CAMT 72536.17	
			CON TX 239.25	
			PRFEE 1.00	
			WDEED 6.00	
			TOTAL 246.25	
			CHECK 246.25	
03/01/91	01		11:42 0001 0155	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

96223

No. 400995