STATE OF TENNESSEE
COUNTY OF DAVIDSON

FILE BOX 3

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 88,214.65

Affiant

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

Notary Public

MY COMMISSION EXPIRES: 5/24/95
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
JACK CASE WILSON, ATTORNEY AT LAW

25 Century Blvd. - Suite 405, Nashville, TN 37214 111 West College Street, Murfreesboro, TN 37130 719 N. Second Street, Clarksville, TN37040

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Gary W. Fentress (NAME)	National Mortgage Company (NAME)	MAP 149-11-A
1405 Rice Hill Court (ADDRESS)	4041 Knight Arnold Road (ADDRESS)	PARCEL 56
Antioch, Tennessee 37013 (CITY) (STATE) (ZIP)	Memphis, Tennessee 38118 (CITY) (STATE) (ZIP)	2DX-08065

FOR AND 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, Joe L. Zeltner and wife, Elizabeth D. Zeltner

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Gary W. Fentress and wife, Vanessa G. Fentress

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 Lot No. 56, Phase 3 on the Plan of Rice Hill of record in Plat Book 6900, Page 292, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete legal description.

Being the same property conveyed to Joe L. Zeltner and wife, Elizabeth D. Zeltner by deed from Kenneth S. Victory and wife, Gail C. Victory of record in Book 7952, Page 64 and rerecorded in Book 7960, Page 202, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing easements and restrictions of record.

This conveyance is subject to Restrictive Covenants of record in Deed Book 6812, Page 48, Register's Office for said County.

This conveyance is subject to a Deed of Trust executed by Joe L. Zeltner and wife, Elizabeth D. Zeltner to Richard P. Sims, Trustee(s) for Tennessee Mortgage Corporation (now being serviced by National Mortgage), dated September 22, 1989, with an approximate unpaid balance of $84,214.65, of record in Trust Book 7952, Page 67, of said Register's Office, which the Grantees herein hereby assume and agree to pay. The escrow account in connection with said loan is hereby transferred to the Grantees.

unimproved ( )
This is improved (X) property, known as 1405 Rice Hill Court, Antioch, Tennessee 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 19th day of December 19 91

Joe L. Zeltner

Elizabeth D. Zeltner

BOOK 8530 PAGE 470

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Joe L. Zeltner and wife, Elizabeth D. Zeltner

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 19th day of December, 19 91.

Commission expires 5/24/94

Notary Public

STATE OF TENNESSEE
COUNTY OF

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 _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute 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

7647 01/17 0101 03CHECK 333.34

7.7.3887

IDENTIFICATION REFERENCE

JAN 17 8 04 AM '92

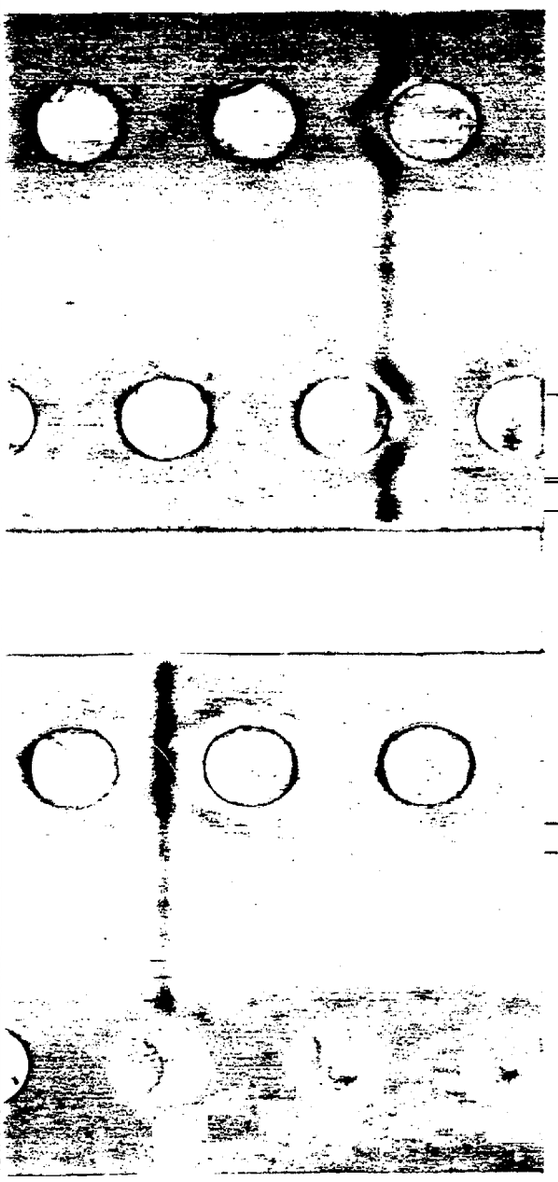
RETURN TO:
CUMBERLAND TITLE COMPANY

JACK CASE WILSON
ATTORNEY - AT - LAW

☒ 25 Century Blvd. - Suite 405
Nashville, Tennessee 37214

☐ 111 W. College Street
Murfreesboro, Tennessee 37130

☐ 719 N. Second Street
Clarksville, Tennessee 37040



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

RECEIVED OF _____

FOR _____

BOOK 8530 PAGE 471

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
				CAMT 88214.65
				CON TX 326.34
				PRFEE 1.00
				TDEED 6.00
				ERR CO
				TDEED 6.00-
				WDEED 6.00
				TOTAL 333.34
				CHECK 333.34
01/17/92	01			08:04 0001 7647

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

7.7.387

IDENTIFT REFERENCE

JAN 17 8 04 AM '92

No. 494046