BOOK 9077 PAGE 478 Box 58

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 94,000.00
Charles E. Felts
Affiant
SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9th DAY OF September 19 93
Ann B. Waddell
Notary Public
MY COMMISSION EXPIRES: 3/23/96
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Combos & Hix, P.C. 315 Deaderick Street, Suite 1100, Nashville, TN 37237

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Charles E. Felts	Charles E. Felts	Map 29
(NAME)	(NAME)	
5707 Clarksville Highway	4099 Bernard Road	Parcels 177 & 178
(ADDRESS)	(ADDRESS)	
Joelton, TN 37080	Joelton, TN 37080	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, Beverly Gail Felts, unmarried, and Carla Marie Stokes, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Charles E. Felts and wife, Myra W. 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:

TRACT I:
A tract of land in the 14th, formerly the 24th, Civil District of Davidson County, Tennessee, being part of Tract No. 10 on the Plan of the subdivision of lands owned by the Heirs of Charles P. Zimmerle, deceased as of record in Plan Book 3, page 28, Chancery Court at Nashville, described according to a survey made by John Setters, Surveyor, April 24, 1947, as follows:

Situated in the 14th Civil District of said county beginning at a stone in the southwest corner of a tract of land owned by C. A. Zimmerle; thence South 44 degrees West 1415 feet to a stake in the eastern boundary line of a tract of land owned by William Orand; thence with Orand's line, South 2 degrees West 435 feet to a stake; thence North 53 degrees East 528 feet to a point; thence North 80 degrees East 338 feet to a point; thence North 55 1/2 degrees East 198 feet to a point; thence South 78 degrees East 307 feet to a stake in a rock pile in the western boundary line of a tract of land owned by Armstrong; thence with Armstrong's line, North 2 1/2 degrees East 673 feet to a stone in the southern boundary line of said Zimmerle's tract of land; thence with said Zimmerle's line, North 43 degrees West 345 feet to the beginning, Deed reference of Book 1472, page 151, Register's Office for Davidson County, Tennessee.

TRACT II:
Lying and being in the 14th Civil District of Davidson County, Tennessee, and described according to a copy of a survey thereof made November 20, 1940, by S. M. McMurray Engineering Company, as follows:

continued---

unimproved ( )
This is improved (X) property, known as 5707 Clarksville Highway Joelton, TN 37080
(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 hands this 9th day of September 19 93

Beverly Gail Felts

Carla Marie Stokes

DCTN01W 12/88 First Data Systems, Inc. 1-800-626-5427

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STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Ann B Waddell, a Notary Public in and for said County and State, the within named Beverly Gail Felts and CArla Marie Stokes

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 Davidson County, Tennessee, this 9th day of September 19 93

Commission expires 3/23/96

Ann B Waddell
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

WARRANTY DEED
FROM
TO
RETURN TO:

Beginning at a point in the center line of Old Dry Fork Road at the northeast corner of the property of the St. Lawrence Church; thence along the north line of the said church property, South 75 degrees West 271.2 feet to the northwest corner of said church lot; thence with the west line of the same, South 15 degrees 30' East 128.8 feet; thence leaving said church property, South 75 degree West 59 feet, North 76 degrees 50' West 45.5 feet, North 2 degrees 30' East 580 feet; North 49 degrees East 194.4 feet to the center line of Old Dry Fork Road; thence with the center line of the same, South 18 degrees East 518.5 feet to the point of beginning, Deed reference of Book 1391, page 150, Register's Office for Davidson County, Tennessee.

INCLUDED IN THE ABOVE DESCRIBED PROPERTY BUT EXPRESSLY EXCLUDED HEREFORM ARE THE FOLLOWING DESCRIBED TRACTS:

(1) Beginning at a point at the northwest corner of the property of the St. Lawrence Church; thence North 15 degrees West 13 feet; thence North 75 degrees East 153.5 feet; thence South 15 degrees EAst 13 feet to the north boundary of said Church property; thence along north line of the same South 75 degrees West 153.5 feet to the point of beginning, containing cemetery plot of Bernard family and seven other graves, and being the same property conveyed to the Most Reverend William L. Adrian, Bishop of the Roman Catholic Diocese of Nashville, Tennessee, by deed from G. C. Armstrong and wife, Vidale Armstrong, of record in Book 2440, page 587, Register's Office for Davidson County, Tennessee.

(2) Beginning at a point, the northeast corner of the St. Lawrence Roman Catholic Church with the Clarksville Highway, thence South 75 degrees West with the northerly boundary of said Church to a point, the southeast corner of the property conveyed by G. C. Armstrong and wife, Marie Vidale Armstrong to the Most Rev. William L. Adrian by deed recorded in Book 2440, page 587, of the Register's Office for Davidson County, Tennessee; thence North 15 degrees West 13 feet to a point the northeast corner of the said conveyed property; thence 153 feet south 75 degrees West to a point, the northwesterly corner of the aforesaid conveyed property; thence North 15 degrees West 10 feet to a point; thence Easterly to a point in the Clarksville Highway 20 feet northerly from the beginning point hereof; thence southerly with the Clarksville Highway 20 feet to the point of beginning. It being the intent of the grantors hereof to convey a strip of land 10 feet wide on its westerly extremity and 20 feet wide on its easterly extremity and lying immediately north of and adjacent to the St. Lawrence Catholic Church property, and being the same property conveyed to the Most Rev. William L. Adrian, Bishop of the Roman Catholic Diocese of Nashville, Tennessee, by deed from G. C. Armstrong and wife, Marie Ertola Armstrong, of record in Book 3437, page 357, Register's Office for Davidson County, Tennessee.

BEING part of the same property conveyed to G. C. Armstrong and wife, Mary Ertola Armstrong by deed from Sam Arrington and wife, of record in Book 1472, page 151, Register's Office for said County; and to G. C. Armstrong and wife, Mary E. Armstrong by deed from Alpha C. Cerruti and husband, V. A. Cerruti of record in Book 1391, page 150, said Regiser's Office. Also being the same property tilte to which was vested in Rosemary A. Felts as devisee under the Will of Marie Ertola Armstrong of record in Will Book 144, page 386, Probate Clerk's Office for Davidson County, Tennessee. Marie Ertola Armstrong acquired said property upon the death of her husband, G. C. Armstrong, as surviving spouse. Rosemary A. Felts inherited the above described by will of Marie Erotola Armstrong as shown on the Affidavit of Heirship of record in Book 7520, page 480, Register's Office for Davidson County, Tennessee. Rosemary A. Felts having since died leaving her real property to her childred, Charles E. Felts (one-third undivided interest), Beverly Gail Felts (one-third undivided interest) and Carla Marie Stokes (one-third undivided interest) of record under Docket No. 95652 of the Probate Court for Davidson County, Tennessee.

This conveyance is subject to 1993 taxes, prorated and assumed by the Grantees the day of closing, any matters shown on the above stated plan of record, and easements, restrictions and right-of-ways, to all parties in possession.

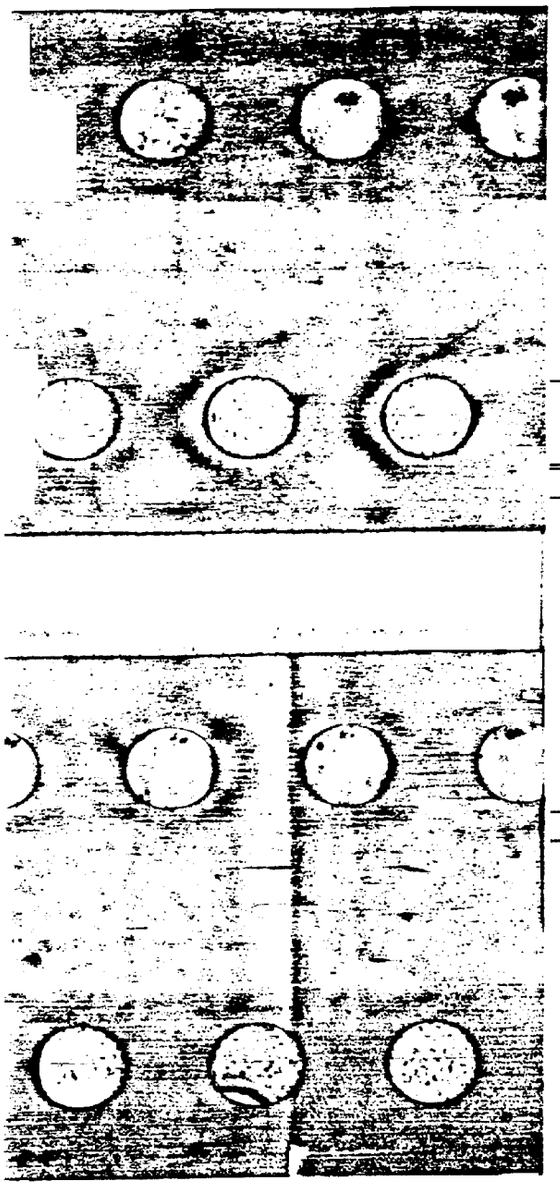
421-22/10 0101 03CHECK 360.80

93 SEP 10 PM 3:29

FELIX A. [illegible] REGISTER
DAVIDSON COUNTY, TN.

61868

IDENTIF. & REFERENCE



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 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 94000.00
				CON TX 347.80
				PRFEE 1.00
				WDEED 12.00
				TOTAL 360.80
				CHECK 360.80
			09/10/93 01	15:29 0001 4216

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

61868
IDENTIF. # REFERENCE

93 SEP 10 PM 3:29
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 696657