BOOK 9332 PAGE 975

STATE OF TENNESSEE
COUNTY OF DAVIDSON FILE BOX 3
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 53,683.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th DAY OF April 19 94

Notary Public

MY COMMISSION EXPIRES: 7/22/94
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
EDWARD SEDDON, ATTORNEY AT LAW
1187 Vultee Boulevard, Nashville, TN 37217 111 West College Street, Murfreesboro, TN 37130 245 Dover Road, Clarksville, TN 37040

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
John Felts (NAME)	Source One Mortgage Services Corporation (NAME)	MAP 52-5
848 Walnut Avenue (ADDRESS)	27555 Farmington Road (ADDRESS)	PARCEL 26
Madison, TN 37115 (CITY) (STATE) (ZIP)	Farmington Hills, MI 48334-3357 (CITY) (STATE) (ZIP)	11D-77145

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, Bruce Wayne Neal, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO John Felts and wife, Christine 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:

Being Lot No. 25, Block "E" of the Revised Plan of Power and Roth, Madison Park Subdivision of record in Plat Book 843, Page 7, 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 Bruce Wayne Neal by Deed from Brenda J. Welch now being Brenda J. Welch Pace and husband, Gregory Allen Pace, of record in Book 9076, Page 558, 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 a Deed of Trust executed by Brenda J. Welch, unmarried to James A. Abbott, Trustee(s) for First Union Mortgage Corporation, (now being serviced by Source One Mortgage Services) dated February 22, 1988, with an approximate unpaid balance of $52,383.00, of record in Trust Book 7478, page 42, 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 848 Walnut Avenue, Madison, TN 37115
(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 my hand this 28th day of April, 19 94

Bruce Wayne Neal

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BOOK 9332 PAGE 976

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Bruce Wayne Neal, unmarried

the bargainor _____ with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 28th day of April, 1994.

Commission expires 7/23/94

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

1688 05/04 0101 03CHECK 207.69

94 MAY -4 AM 8:26

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

IDENTIF. A REFERENCE

46039

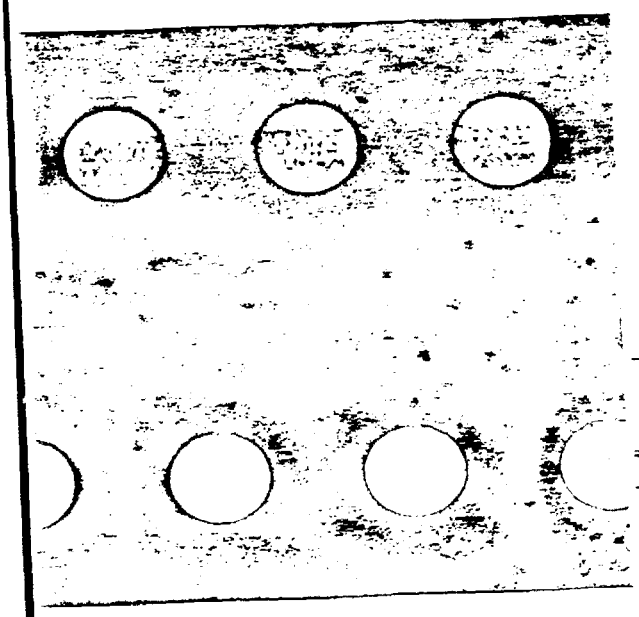
RETURN TO:
CUMBERLAND TITLE COMPANY

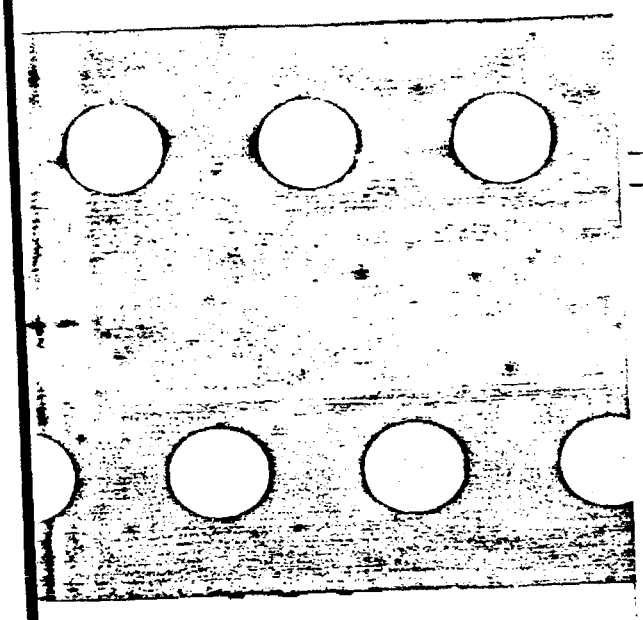
[x] 1187 Vultee Boulevard
Nashville, Tennessee 37217

[ ] 111 W. College Street
Murfreesboro, Tennessee 37130

[ ] 245 Dover Road
Clarksville, Tennessee 37040

EDWARD SEDDON
ATTORNEY - AT - LAW





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	53683.00
CON TX	198.69
PRFEE	1.00
WDEED	8.00
TOTAL	207.69
CHECK	207.69

05/04/94 01 08:25 0001 1688

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

46039
IDENTIF. ↑ REFERENCE

94 MAY -4 AM 8:26
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 786770