9447 PAGE 351

94 AUG 26 AM 10:44

DAVIDSON COUNTY TN.

85128

IDENTIF. & REFERENCE

This instrument prepared by:
THOMAS N. JONES & ASSOCIATES
339 Main Street
Franklin, Tn. 37064

NEW OWNER:	SEND TAX BILLS TO:	MAP/PARCEL:
Philip G. Felts	AmSouth Mortgage Co., Inc.	102-3-174
380 Annex Avenue	15 South 20th St.	
Nashville, TN 37209	Birmingham, AL	

WARRANTY DEED

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, **RONALD D. WYNNE & wife, DEBORAH WYNNE,** Grantors, have bargained and sold and by these presents do transfer and convey unto **PHILIP G. FELTS,,** a single person, hereinafter called the Grantee, his heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

LAND in Davidson County, TN, being more particularly described as follows:
BEING Lot No. 1200 on the Plan of Section 21, Charlotte Park, as of record in Book 3700, pages 10 and 11, RODC, TN.
SAID Lot No. 1200 fronts 75 ft. on the northerly side of Annex Avenue and extends back 152.3 ft. on the westerly line and 153.1 ft. on the easterly line, to a dead line in the rear of which it measures 75 ft.

BEING the same property conveyed to Ronald D. Wynne & wife, Deborah Wynne by quitclaim deed from Herbert W. Wynne & wife, Mary Irene Wynne, of record in Book 9411, page 763, Register's Office of Davidson County, TN.

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, his heirs and assigns, forever;

AND I do covenant with the said Grantee that I am 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;

Subject to the following restrictions and conditions:

1. County tax for the year 1994 a lien, not yet due.

2. Restrictive covenants in Book 3902, page 965, RODC, TN.

3. Plan of record in Book 3700, pages 10 and 11, RODC, TN.

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 Grantee, his heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural and the plural the singular, and the use of any gender shall be applicable to all genders.

This improved property is known as 380 Annex Avenue, Nashville, TN 37209.

WITNESS MY HAND(S) THIS 15th DAY OF August, 1994, IN FRANKLIN, TENNESSEE.

RONALD D. WYNNE

DEBORAH WYNNE

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary for said State and County, Ronald D. Wynne & wife, Deborah Wynne, the within named bargainor(s) with whom I am personally acquainted and who acknowledge that they executed the foregoing instrument for the purposes therein contained.

Witness my hand this 15th day of August, 1994 in Franklin, Tn.

Notary Public

My Commission Expires:

1/13/98

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $80,000.00.

AFFIANT

Sworn to and subscribed before me this 15th day of August, 1994.

NOTARY PUBLIC

My commission expires: 1/13/98

1782.9400/MS

RECEIVED FOR RECORD AND RECORDED IN OFFICE
305.00



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

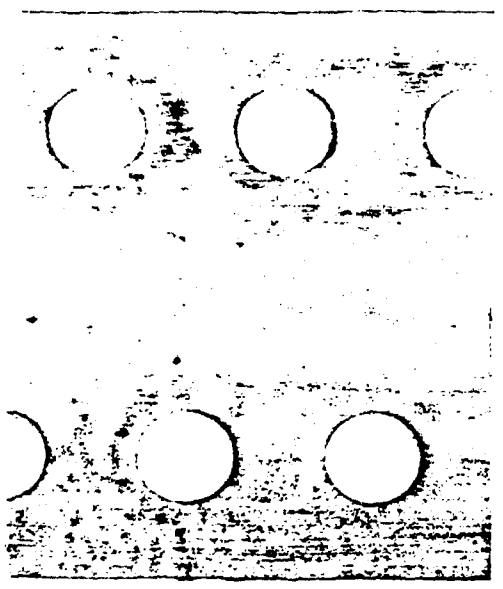
RECEIVED OF _____

FOR _____

BOOK 9447 PAGE 353

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



DART	80000.00
CON TX	296.00
PRFEE	1.00
MFEE	8.00
TOTAL	305.00
CHECK	305.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

08/26/94 01 10:43 0001 2203

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IDENTIF. & REFERENCE

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FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 828610