FILE BOX 45

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 47,000.00

Jon Michael Herity
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13th DAY OF January 19 95

Zana C. Petty
Notary Public

MY COMMISSION EXPIRES: March 25, 1995
(AFFIX SEAL)

ZANA C. PETTY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY

METROPOLITAN ESCROW, INC., 217 Pineway Drive, Nashville, TN 37217

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Sheila Carol Herity (NAME)	First American National Bank (NAME)	MAP 43-5
707 Delaware Avenue (ADDRESS)	First American Center (ADDRESS)	PARCEL 237
Madison, TN 37115 (CITY) (STATE) (ZIP)	Nashville, TN 37237 (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, James Felts, Junior and wife, Jean Felts

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Sheila Carol Herity and husband, Jon Michael Herity

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: BEING Lot No. 17 of Block "B" on the Map of Cedar Crest Estates, as of record in Book 974, page 15, Register's Office for Davidson County, Tennessee. Said lot No. 17 fronts 101 feet on the westerly side of Delaware Avenue and runs back between parallel lines 191.5 feet to a dead line.

TRACT II: Being the southerly 6 feet of Lot No. 18 of Block "B" on the Map of Cedar Crest Estates, as of record in Book 974, page 15, Register's Office for said County.

BEING the same property conveyed to James Felts, Junior, and wife, Jean Felts by deed from Oscar Kidd and wife, Katie F. Kidd, of record in Book 4604, Page 117, Register's Office for said County.

26094

IDENTIF. & REFERENCE

95 JAN 18 AM 8:56

REGISTER DAVIDSON COUNTY, TN.

0003 01/18 0101 03CHECK 182.90

unimproved ( )
This is improved (X) property, known as 707 Delaware 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 our hand s this 13th day of January 19 95

James Felts, Junior

Jean Felts

Jean Felts

BOOK 9573PG 32

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 James Felts, Junior and wife, Jean Felts

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 13th day of January, 1995.

Commission expires March 25, 1995

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, executed 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

ZANA C. PETTY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

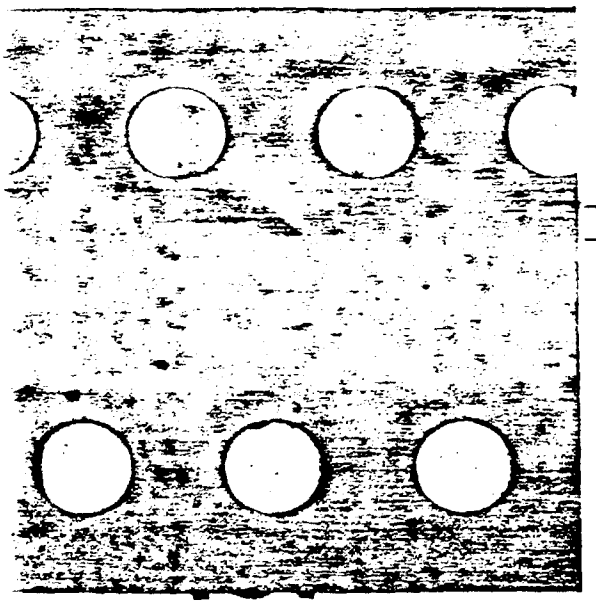
BOOK 9573 PG 33

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 47000.00
CON TX 173.90
PRFEE 1.00
WDEED 8.00
TOTAL 182.90
CHECK 182.90
01/18/95 01 08:56 0001 2828

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



26094
IDENTIF. & REFERENCE

95 JAN 18 AM 8:56
REGISTER
DAVIDSON COUNTY, TN.

No. 872657