ADDRESS NEW OWNER:	SEND TAX BILL TO:	MAP-PARCEL NOS.
Bertie S. Felts	First Bank & Trust Attn: Tax Dept. 1691 North Mt. Juliet Road Mt. Juliet, TN 37122	MAP and PARCEL 75-12A-65CO
5017 Greer Station Drive Hermitage, TN 37076		

This instrument prepared by: Smith & Archer, P.C., 2605 Elm Hill Pike, Suite C
, Nashville, TN 37214 (Davidson County - Box 27B)

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN and No/100 ($10.00) DOLLARS cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, We, **Cynthia R. Manner, unmarried** , (the "Grantors") have bargained and sold, and by these presents do transfer and convey unto **Bertie S. Felts, unmarried** (the "Grantees"), Grantees' successors and assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, being more particularly described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 77 on the Plan of Greer Meadows at Cedar Creek, Section 1, on the Plan of record in Plat Book 7900, Page 115, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and detailed description thereof.

Being the same property conveyed to Cynthia R. Manner, by deed from Wendell Ethridge, Trustee, of record in Book 8599, Page 405, Register's Office for Davidson County, Tennessee.

This is property with a common address of 5017 Greer Station Drive, Hermitage, TN 37076.

CONVEYANCE OF SAID PROPERTY IS MADE SUBJECT TO THE FOLLOWING: 1) Property taxes for the current year, said taxes being prorated and payment of same being assumed by the Grantees; 2) The Plan of Record in Book 7900, Page 115, said Register's office and all matters therein; 3) Charter for Homeowner Association of record in Book 8060, Page 680, said Register's office; 4) Declaration of Covenants, Conditions and Restrictions of record in Book 8060, Page 692, and amended in Book 8239, Page 649, said Register's Office.

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater for this transfer is $69,900.00

Bertie S. Felts
Affiant

Subscribed and sworn before me this 28th day of July, 1995.

My Commission Expires: 6-23-98

Notary Public

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantees, Grantees' successors and assigns, forever.

BOOK 9770 PG 535

And Grantors do covenant with the said Grantees that Grantors are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered except as set forth herein.

And Grantors do further covenant and bind themselves, their representatives and assigns, to warrant and forever defend the title to the Property to the said Grantees, their successors and assigns against the lawful claims of all persons whomsoever.

When necessary for proper construction, the singular shall include the plural and the plural shall include the singular, and the reference to any gender shall include reference to any and all genders.

IN WITNESS WHEREOF, the Grantors have caused this Deed to be executed this **28th** day of **July, 1995**.

Cynthia R. Manner

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, **the undersigned authority**, a Notary Public in and for said County and State, the within named **Cynthia R. Manner, unmarried** , with whom I am personally acquainted, or who 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 **28th** day of **July, 1995**.

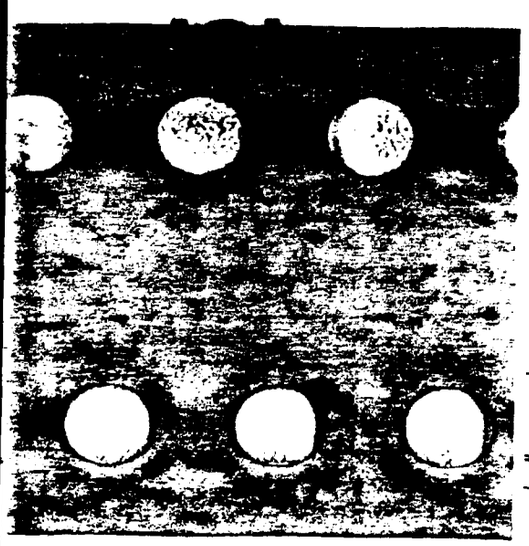
Notary Public
My Commission Expires: 5/23/98

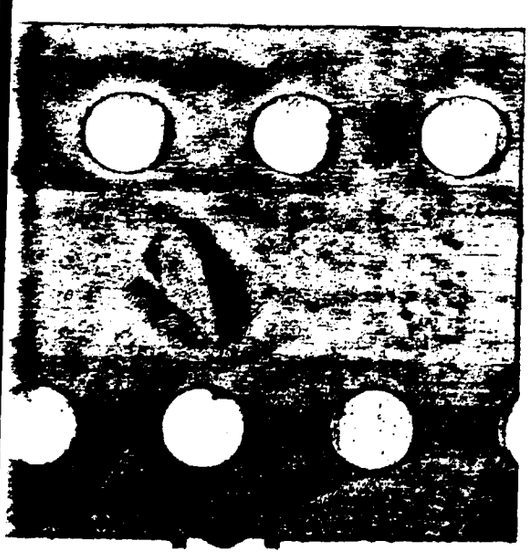
File No. 9507-278

0092140
IDENTIF. & REFERENCE

95 AUG 23 AM 9:02
REGISTER

873.00/53 1101 03CHECK 267.53





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

RECEIVED OF _____

FOR _____

BOOK 9770 PG 536

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 69900.00
CON TX 258.63
PRFEE 1.00
WDEED 8.00
TOTAL 267.63
CHECK 267.63

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

08/23/95 02 07:34 9001 5373

0092140
IDENTIF. ↑ REFERENCE

95 AUG 23 AM 9:02

REGISTER
DAVIDSON COUNTY, TN.

No. 944321