278

ADDRESS NEW OWNER:	SEND TAX BILL TO:	MAP-PARCEL NOS.
Opal Ruth Hunt	Columbia National, Incorporated	MAP and PARCEL
4000 Anderson Road, #68	Attn: Tax Dept.	136-3-A-68CO
Nashville, TN 37217	P.O. Box 3050	
	Columbia, MD 21045-6050	

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

WARRANTY DEED

BOOK 9794 PG 700

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, **Cathy F. Smith Felts and husband, Danny Felts**, (the "Grantors") have bargained and sold, and by these presents do transfer and convey unto **Opal Ruth Hunt, 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 Townhouse Unit 68, Building No. 10A on the plan of Priest Lake Park Condominium, Phase 1, of record in Book 4460, Page 88, Register's Office for said county, to which reference is hereby made for a more complete and accurate legal description.

BEING the same property conveyed to Cathy F. Smith by quitclaim deed from Linda Kenaum, unmarried, of record in Book 8419, Page 436, Register's Office, Davidson County, Tennessee.

This is property with a common address of 4000 Anderson Road, #68, Nashville, TN 37217.

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 4460, Page 88, said Register's office and all matters therein; 3) Master Deed appearing of record in Book 4651, Page 412, said Register's Office; 4) Charter appearing of record in Book 4944, Page 115, said Register's Office.

Cindy F. Smith and Cindy F. Smith Felts are one and the same person.

STATE OF TENNESSEE
COUNTY OF Davidson
The actual consideration or value, whichever is greater for this transfer is $55,900.00

Opal Ruth Hunt
Affiant

Subscribed and sworn before me this 31st day of August, 1995.

Notary Public

My Commission Expires: 7/14/99

NOTARY PUBLIC AT LARGE WILLIAMSON CO., TENN.

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.

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.

I, **Danny Felts**, hereby join in this instrument for the purpose of relinquishing any and all marital rights in and to said property which I may or might have as the spouse of the said **Cathy F. Smith Felts.**

IN WITNESS WHEREOF, the Grantors have caused this Deed to be executed this **31st** day of **August, 1995.**

Cathy F. Smith Felts

Danny Felts

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 **Cathy F. Smith Felts and husband, Danny Felts**, 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 **31st** day of **August, 1995.**

NOTARY PUBLIC AT LARGE

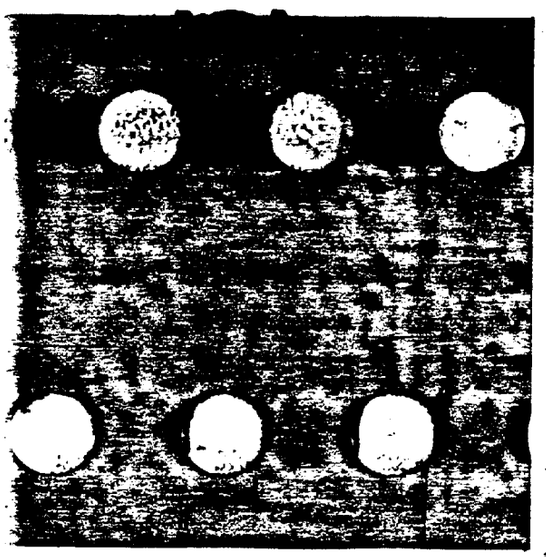
Notary Public
My Commission Expires: 7/14/98

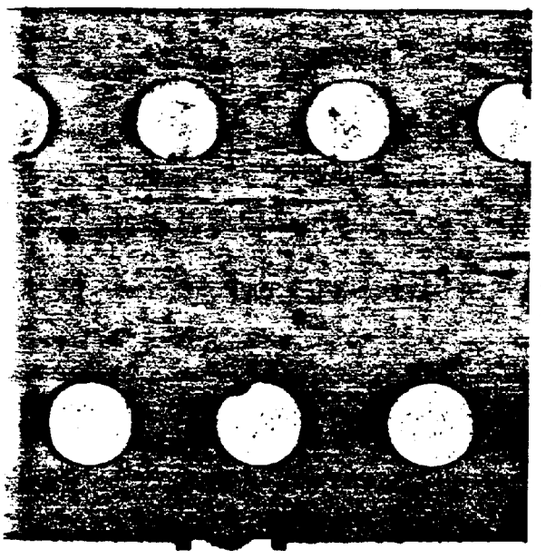
File No. 9508-320

0100163
IDENTIF. + REFERENCE

95 SEP 14 AM 10:20
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

3947 09/14 0101 03CHECK 215.83





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

RECEIVED OF _____

FOR _____

BOOK 9794 PG 702

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 55900.00
CON TX 206.83
PRFEE 1.00
WDEED 8.00
TOTAL 215.83
CHECK 215.83

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

09/14/95 01 10:19 0001 3947

0100163
IDENTIF. ↑ REFERENCE

95 SEP 14 AM 10: 20
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 952807