This Instrument Prepared By:
HAROLD REEVES, ATTORNEY P.C.
640 Spence Lane, Suite 218
Nashville, TN 37217
(615) 361-6679

File Box 24

ADDRESS NEW OWNER:
J. J. Love
3724 Manchester Drive
Murfreesboro, TN 37130

SEND TAX BILL:
To Owner

MAP AND PARCEL:
MAP 49
PARCEL 254
12DZ-81925

WARRANTY DEED

BOOK 9881 PG 776

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, Gary Michael Felts, unmarried hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto J. J. Love, hereinafter called the Grantee, her heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

A certain tract or parcel of land located in the 12th Civil District of Davidson County, Tennessee, and being a part of the original B. F. and Maggie Sanders land of record in Book 379, Page 602, and Book 289, Page 495, Register's Office for Davidson County, Tennessee, at Nashville.

SAID tract of land is composed of Lot No. 5 as shown on unrecorded survey by W. B. Omohundro, Surveyor, dated 10/28/39 and an additional tract of land adjoining said lot on the easterly line and partially described by unrecorded survey by Richard B. Omohundro, surveyor, dated 3/18/61, and more particularly described by metes and bounds as follows:

STARTING at a spine in the center of Knight Road (Old Ewing Road), said point being the original northwest corner of the B. F. and Maggie Sanders lands, and running thence with the center of Knight Road (Old Ewing Road) S4°45'W, 200 feet to a spike in the center of said road, the same being the point of beginning of the hereinafter described tract of land; thence S87°30'E, 285 feet to a point; thence S4°45'W, 50 feet to a point; thence N87°30'E, 285 feet to a spike in the center of Knight Road(Old Ewing Road); thence with the center of said road N4°45'E, 50 feet to the point of beginning.

Being the same property conveyed to Gary Michael Felts, unmarried , by deed from Bobby W. Cook, unmarried of record in Book 9465, Page 612, Register's Office for Davidson County, Tennessee.

This is the same description as in previous deed of record.

Grantee(s) hereby assumes and agrees to pay the unpaid balance on the existing mortgage held by Anita Sanders Cummings and Benjamin Wayne Sanders of record in Book 8458, Page 570, said Register's Office, the debt secured thereby and also hereby assumes the obligations under the terms of the instruments creating the loan. Driveway Easement of record in Book 8458, Page 565, said Register's Office.

Taxes for 1995 have been pro-rated and paid.

This is improved property known as 3443 Knight Road, Whites Creek, TN 37189.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said J. J. Love, her heirs and assigns, forever; and I, Gary Michael Felts, unmarried 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 I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, her heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this the 5th day of December, 1995.

Gary Michael Felts

Gary Michael Felts

BOOK 9881 PG 777

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Gary Michael Felts, 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 Warranty Deed for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this the 5th day of December, 1995.

NOTARY PUBLIC

My Commission Expires: 3/22/97

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual value or consideration, whichever is greater, for this transfer is $ 28,858.33.

AFFIANT

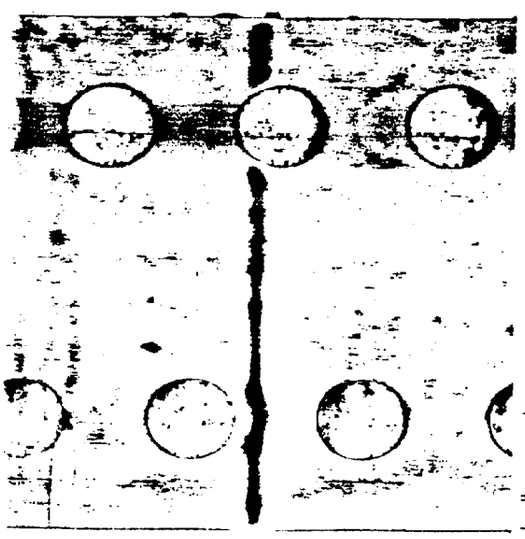
Subscribed and sworn to before me this 5th day of December, 1995.

NOTARY PUBLIC
My Commission Expires: 3/22/97

95 DEC -7 AM 8:12
FELIX Z. WILSON REGISTER
DAVIDSON COUNTY, TN.

5712 12/07 0101 03CHECK 115.93

IDENTIFICATION REFERENCE 0129732



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

RECEIVED Of _____

FOR _____

BOOK 9881 PG 778

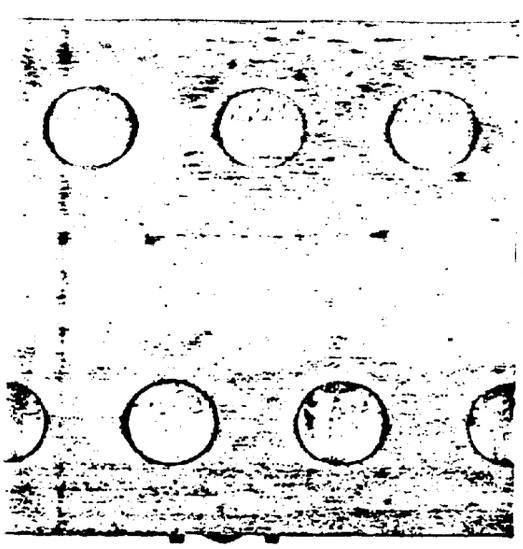
CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT	28858.33
CON TX	106.93
PRFEE	1.00
WDEED	8.00
TOTAL	115.93
CHECK	115.93

12/07/95 01 08:13 0001 5712

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



0129732
IDENTIF. # REFERENCE

95 DEC -7 AM 8:12
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 984195