124 58

WARRANTY DEED

BK 9996 PG 150

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $85,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th DAY OF March, 1996

Notary Public

MY COMMISSION EXPIRES 1/29/2000
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

COMBOS & HIX, P. C., 315 Deaderick Street, Su. 1100, Nashville, TN 37238

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP PARCEL NUMBERS
Kelly A. Felker (NAME)	FT Mortgage Companies (NAME)	MAP 113-13
557 Elysian Fields Road (ADDRESS)	P.O. Box 80140 (ADDRESS)	PARCEL 46
Nashville, TN 37211 (CITY) (STATE) (ZIP)	Atlanta, GA 30366 (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, Frank W. Poag, a single person

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Kelly A. Felker and Arthur D. Lutgens, both single persons as tenants in common with rights of survivorship

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:

Land in Davidson County, Tennessee, being Lot No. 140 on the plan of Abbay Hall Section I, of record in Book 2331, page 18, in said Register's Office.

Said Lot No. 140 fronts 82.6 feet on the southerly margin of Elysian Fields Road, (formerly Trousdale Drive) and extends back 135.0 feet on the easterly line and 189.3 feet on hte westerly line to a dead line in the rear, measuring 107.7 feet thereon.

Being the same property conveyed to Frank W. Poag and wife, Deborah D. Poag by deed from Clifford A. Holmes and Joretta L. Holmes of record in Book 7655, page 602, Register's Office for Davidson County, Tennessee. Frank W. Poag and Deborah D. Poag having since divorced, Quitclaimed all interest to Frank W. Poag of record in Book 9786, page 247, said Register's Office.

The above legal description is the same as used on the prior Deed.

This conveyance is subject to 1996 taxes, prorated and assumed by the Grantee(s) the day of closing; all matters as set out on the plan of record in Book 2331, page 18; restrictive covenants as set out in Book 2345, page 514, and Book 2393, page 627, said Register's Office; and any and all easements located on the property.

0030 03/29 0101 00CHECK 323.50

unimproved ( )
This is improved (X) property, known as 557 Elysian Fields Road, Nashville, TN 37211
(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 my hand this 28th day of March, 19 96

Frank W Poag

Frank W. Poag

BOOK 9996 PG 151

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 Frank W. Poag, a single person

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 instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 28th day of March, 19 96.

Commission expires 1/24/2000

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, execute 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 _____

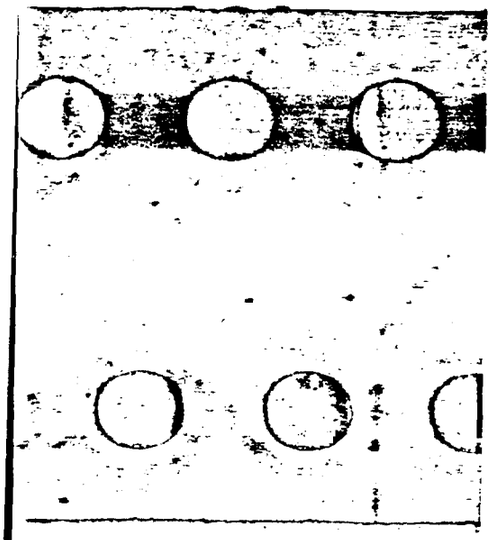
Notary Public

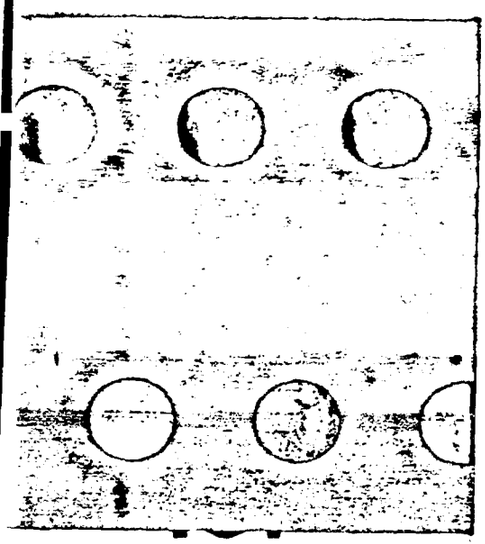
IDENTIFICATION REFERENCE

01654,97

98 MAR 29 PM 1:46

FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TN.





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

RECEIVED OF _____

FOR _____

BOOK 9996 PG 152

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	35000.00
CON TX	314.50
PRFEE	1.00
MTGFEE	8.00
TOTAL	323.50
CHECK	323.50

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 1240 3001 4230

0165497
IDENTIF. # REFERENCE

96 MAR 29 PM 1:46
FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TN.

No. 1022242