PREPARED BY (AND RETURN TO):

WILKINS & IVEY
Attorneys At Law
2405 Crestmoor Road; P.O. Box 150157
Nashville, Tennessee 37215-0157
Ph. (615) 298-3312 - Fax. 292-8746

W & I Ref: (kd) Title No: 37609
Dav. Co. File: Box 8

96 APR 24 AM 10:49

IDENTIFICATION REFERENCE

01174482

PGIN 10025 PG 295

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Lewis R. Felts Betty E. Felts 5117 Rawlings Road Joelton, Tennessee 37080	Same

TAX MAP-PARCEL NUMBERS: 021-00-086

WARRANTY DEED

6111 04/24 0101 03CHECK 188.45

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Dennis Ladd and spouse, Melissa Ladd,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Lewis R. Felts and spouse, Betty E. Felts,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

LAND in Davidson County, Tennessee, lying on the North side of Rawlings Road, formerly North Bernard Road, and more particularly described as follows:

BEGINNING at a point in the center of Rawlings Road, formerly North Bernard Road, Stiemle's corner (now Potter) and Offutt Dorris' corner; thence along the center of said road eastwardly 99 feet to a point; thence North 3 degrees East 175 feet to a point; thence North 88 degrees 30 minutes West 99 feet to a point in Dorris' and Potter's line; thence South 3 degrees West with Dorris' and Potter's line 175 feet to the beginning.

BEING the same property conveyed to Dennis Ladd and wife, Melissa Ladd by deed from Robert Ladd and wife, Linda Ladd of record in Book 9307, page 155, Register's Office for Davidson County, Tennessee.

Description Reference: The description is the same as that used in the last deed prior to this transaction..

This is improved property, known as: 5120 Rawlings Road, Joelton, Tennessee 37080

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and

representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 23rd day of April, 1996.

Dennis Ladd

Melissa Ladd

State of Tennessee
County of Davidson

BOOK 10025 PG 296

On this 23rd day of April, 1996, before me the undersigned authority, personally appeared **Dennis Ladd** and **Melissa Ladd**, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires: _____

CHRISTY WILKINS IVEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.
My Commission Expires 9/18/99

Notary Public

State of Tennessee
County of Davidson

A F F I D A V I T

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 48500.00

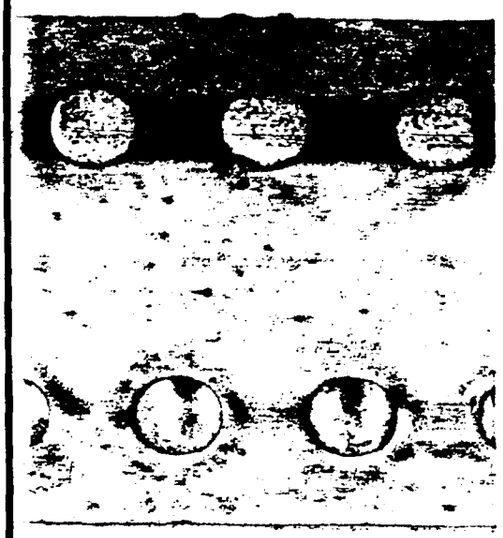
Affiant

Sworn and subscribed before me on the 23rd day of April, 1996.

My Commission Expires: _____

CHRISTY WILKINS IVEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.
My Commission Expires 9/18/99

Notary Public



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

RECEIVED OF _____

FOR _____

RTYPE 10025 PG 297

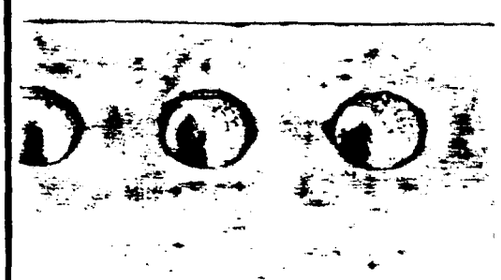
CO CONVEYANCE	CC CERTIFIED COPY	MISC - MISCELLANEOUS
MO MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD WARRANTY DEED	UCC UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD TRUST DEED		PRFEE - PROBATE FEE

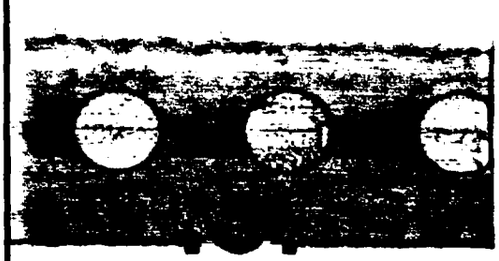
DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT 48500.00
CON TX 179.45
PRFEE 1.00
WDEED 8.00
TOTAL 188.45
CHECK 188.45

04/24/96 01 10:49 0001 6111

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK





0174482
IDENTIF. # REFERENCE

96 APR 24 A 10:49

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 1031755