ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NOS.
Mary C. Fetherling Jeffrey Tod Fetherling 213 Roslyn Court Nashville, TN 37221	New Owners	Map 141-07-0-B Parcel 015.00CO

This instrument prepared by: Robert J. Notestine, III, Attorney, 104 Woodmont Boulevard, Suite 115, Nashville, Tennessee 37205

BOOK 10041 PG 664

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, We, **Herman A. Ruben and Michelle S. Ruben now known as Michelle Sanders**, (The "Grantors") have bargained and sold, and by these presents does transfer and convey unto **Mary C. Fetherling and Jeffrey Tod Fetherling**, (The "Grantees"), Grantees's heirs 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. 15 on the Plan of Somerset Farms, Section One, a Planned Unit Development, as of record in Book 7900, page 357, Register's Office for said County, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Herman A. Ruben and wife, Michelle S. Ruben by Warranty Deed from Somerset Farms, a Tennessee Joint Venture of record in Book 9101, page 670, said Register's Office for Davidson County, Tennessee.

Michelle S. Ruben is now known as Michelle Sanders as referenced in Docket Number 96D369, Fourth Circuit Court of Davidson County, Tennessee.

This conveyance is subject to Declaration of Covenants, Conditions and Restrictions, of record in Book 8556, page 11, said Register's Office; Bylaws of record in Book 8556, page 25, said Register's Office; Articles of Incorporation of record in Book 7382, page 225 and amended in Book 7820, page 605, Book 8235, page 521 and Book 8584, page 20, said Register's Office for Davidson County, Tennessee.

"The description is the same as was used in the last deed of record."

This conveyance is subject to taxes for the year 1996 and subsequent years and easements of record.

This is improved property commonly known as 213 Roslyn Court, Nashville, Tennessee 37221.

8699 05/06 0101 03CHECK 503.69

[STATE OF TENNESSEE)
[COUNTY OF DAVIDSON)
[
[The actual consideration or value, whichever is greater for
[this transfer is $133,750.00.
[
[
[Subscribed and sworn to before me this
[30th day of April, 1996.
[
[
[My Commission Expires 3-6-99

Affiant

Notary Public

BOOK 10041 PG 665

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's 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 hereinabove.

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 heirs and assigns against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantors have caused this Deed to be executed this 30th day of April, 1996.

Herman A. Ruben
Herman A. Ruben

Michelle Sanders
Michelle S. Ruben
now known as
Michelle Sanders

STATE OF TENNESSEE}
COUNTY OF DAVIDSON}

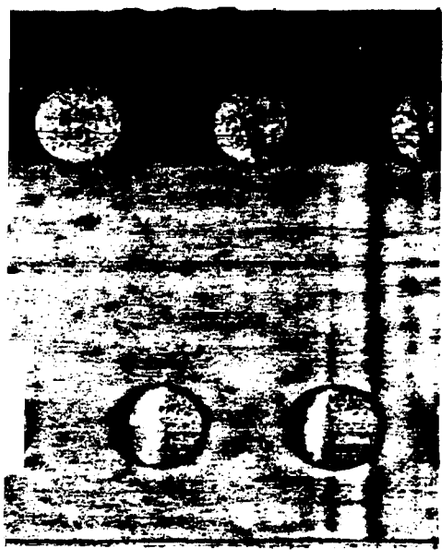
Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Herman A. Ruben and Michelle S. Ruben now known as Michelle Sanders**, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 30th day of April, 1996.

Notary Public

My Commission Expires: 3-6-99

96 MAY -6 PM 2:
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.
IDENTIF. ↑ REFERENCE
017122



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

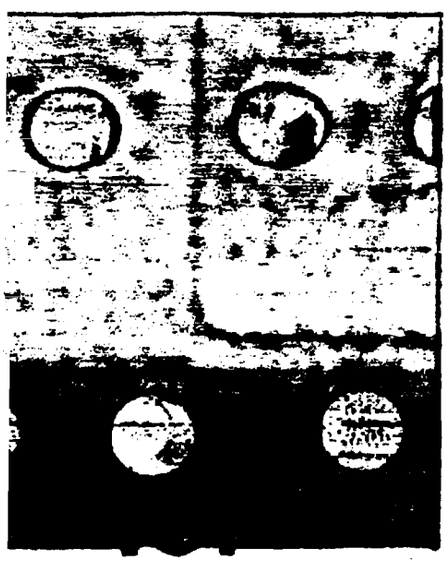
RECEIVED OF _____

FOR _____

BOOK 10041 PG 666

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 133750.00
CON TX 494.69
PRFEE 1.00
WDEED 8.00
TOTAL 503.69
CHECK 503.69

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

05/06/96 01 14:21 3001 8699

0179122
IDENTIF. ↑ REFERENCE

96 MAY -6 PM 2:15
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1036717