BOOK 10196 PG 740

This instrument was
Prepared By:
Gary B. Fisher, Attorney
2711 Murfreesboro Road #200
Antioch, TN 37013

STATE OF TENNESSEE
COUNTY OF DAVIDSON
ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $50,000.00

X Donald F Felts
affiant
SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17th DAY OF September, 1996

Gary B Fisher
notary public
Commission Expires: 10-9-99

# WARRANTY DEED

| **Address of New Owner:** | **Send Tax Bills To:** | **Map & Parcel** |
|---|---|---|
| Donald F. Felts | Owner | 118-8 |
| 110 Sam Davis Drive | _____ | 211 |
| Springfield, TN 37172 | _____ | _____ |

FOR AND IN 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, I DOUGLAS J. CRAMNER HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO DONALD F. FELTS HEREINAFTER CALLED THE GRANTEE(S), HIS 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. 176 on the Plan of Grandview Heights, as of record in Plat Book 161, Page 14, said Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to Donald F. Felts and Douglas J. Cramner from H, H & M PARTNERS, a Tennessee general partnership as of record in Book 7656, Page 364, said Register's Office.

unimproved ( )
This is improved (XX) property known as
2606 Winford Avenue, Nashville, Tennessee

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(S), their heirs and assigns forever, and we do covenant with the said GRANTEE(S), 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 convent and bind ourselves, our heirs and we do further convent and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), their heirs and assigns, against said land to the lawful claim of 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(s) this 17th day of September, 1996.

X Douglas J Cramner
Douglas J. Cramner

BOOK 10196 PG 741

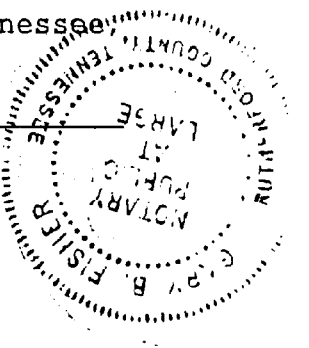
STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, **the undersigned**, a Notary Public in and for said County and State, the within name Douglas J. Cramer the bargainor(s), with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that the undersigned executed the within instrument for the purpose therein contained.

**WITNESS** my hand and official seal at Nashville, Tennessee, this 17th day of September, 1996.

Dary B Fisher
Notary Public

Commission expires:10/9/99



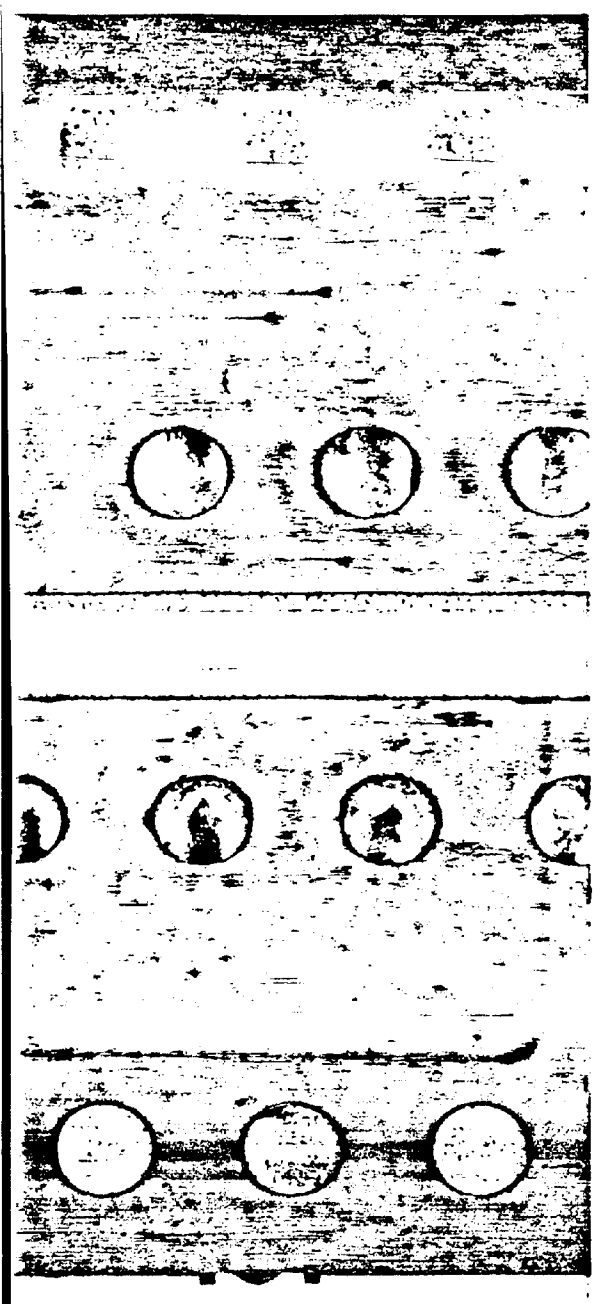

0227133
IDENTIFICATION REFERENCE

96 SEP 19 PM 2:25

FELIX A. MISCALL REGISTER
DAVIDSON COUNTY, TN.

$ 194.00
50.00
244

0477 09/19 0101 03CHECK 194.00



**OFFICIAL RECEIPT**

**FELIX Z. WILSON, II**

**REGISTER OF DAVIDSON COUNTY**
**NASHVILLE, TENNESSEE**

**RECEIVED OF** _____

**FOR** _____

BOOK 10196 PG 742

| | | |
|---|---|---|
| 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 | 50000.00 |
| | | | CON TX | 185.00 |
| | | | PRFEE | 1.00 |
| | | | WDEED | 8.00 |
| | | | TOTAL | 194.00 |
| | | | CHECK | 194.00 |

09/19/96 01 14:29 0001 0477

**RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK**

96 SEP 19 PM 2:25

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

02271 33
IDENTIF. A REFERENCE

**No.** 1032900