BOOK 10257 PG 106

WARRANTY DEED

RECORD AND RETURN TO:
FILE BOX 7
SATURN & MAZER
(34979)

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE WHICHEVER IS GREATER FOR THIS TRANSFER IS $ 168,000.00
Gary L Daniel
Affiant
SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 8th DAY OF November 19 96
Notary Public
MY COMMISSION EXPIRES 7/25/98
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Saturn & Mazer Title Services, 212 Third Avenue, North, Nashville, Tennessee 37201

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP/PARCEL NUMBERS
Larry C. Felts (NAME)	Pacific Southwest Bank (NAME)	128-9-46
7405 Hallows Drive (ADDRESS)	4144 N. Central Expwy., Ste. 160 (ADDRESS)	9D 7556
Nashville, TN 37221 (CITY) (STATE) (ZIP)	Dallas, Texas 75204 (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, Gary L. Daniel and wife, Margaret P. Daniel

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Larry C. Felts and wife, Kay H. Felts

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

BEING Lot No. 45 on the Resubdivision of Lot No. 44 & 45 on the Plan of Dunaway Woods Subdivision, Section 1, of record in Book 5800, Page 399, Register's Office for Davidson County, Tennessee, to which plan reference is here made for a more complete description.

BEING the same property conveyed to Gary L. Daniel and wife, Margaret P. Daniel by deed from Ronald C. Patrick and wife, Harriet A. Patrick of record in Book 7336, Page 439, Register's Office for Davidson County, Tennessee.

The foregoing is the same legal description as appears in the previous deed of record.

95 NOV 12 AM 11:10
RECEIVED & RECORDED
DAVIDSON COUNTY, TN.

0525 11/12 0101 03CHECK 630.60

024,5855
IDENTIF. & REFERENCE

Unimproved ( )
This is improved (X) property, known as 7405 Hallows Drive, Nashville, TN 37221
(Street 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 unincumbered, 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 our hand s this 8th day of November 19 96

Gary L Daniel
Gary L. Daniel

Margaret P. Daniel
Margaret P. Daniel

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

BOOK 10257 PG 107

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 Gary L. Daniel and wife, Margaret P. Daniel

the bargainor_S_ with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledge that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, this 28th day of November, 1996.

Commission expires 7/25/98

Notary Public

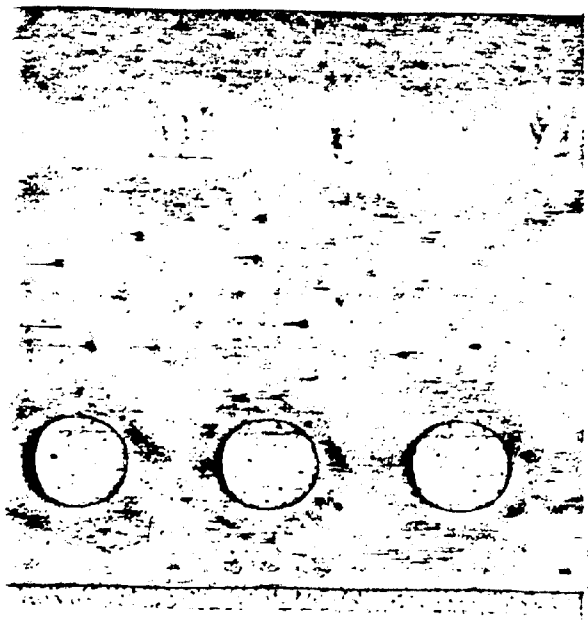
STATE OF TENNESSEE
COUNTY OF

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, executes 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



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

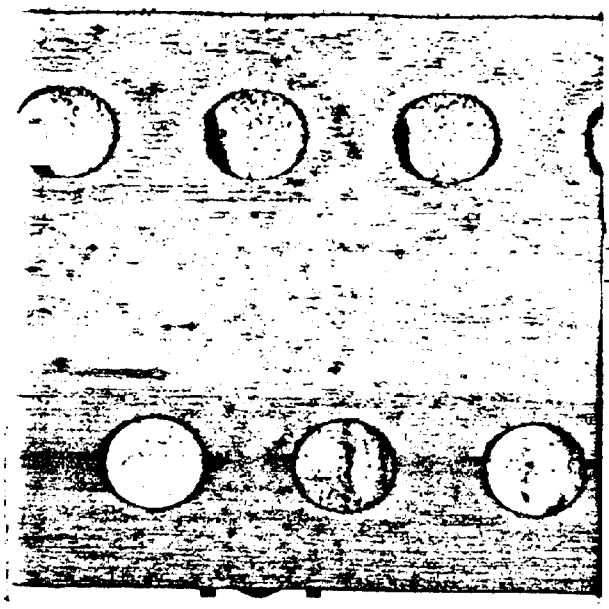
RECEIVED OF _____

FOR _____

BOOK 10257 PG 108

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 168000.00

CON TX 621.60

PRFEE 1.00

MISC 8.00

TOTAL 630.60

CHECK 630.60

11/12/96 01 1111 0001 0525

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0245855

IDENTIF. & REFERENCE

96 NOV 12 AM 11:10

REGISTER

DAVIDSON COUNTY, TN.

No. 1087421