First Title & Escrow Co., Inc **WARRANTY DEED**
Box 9B

THIS INSTRUMENT PREPARED BY

George E. Mudter, Jr., Atty.
2000 Richard Jones Rd., Ste. 110
Nashville, Tennessee 37215

BOOK 10375 PG 665

#14464

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
JESSE L. FEATHERS (NAME)	NEW OWNER (NAME)	176
2715 Smith Springs Road (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	47
Nashville, TN 37217 (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	2D78197

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, BARBARA GRAFF, married

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO JESSE L. FEATHERS, unmarried

HEREINAFTER CALLED THE GRANTEES, THEIR SUCCESSORS, HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS: TO-WIT:

Land lying in the 2nd Civil District of Davidson County, Tennessee, being a portion of the Peppertree Ltd. property and being more particularly described as follows:
Beginning at a point in the southerly line of the boundary for Peppertree P.U.D. as of record in Book 6900, page 943, Register's Office for Davidson County, Tennessee, said point being S 86 deg. 30 min. 00 sec. E, 244.49 feet from the easterly margin of LaVergne-Couchville Pike; thence leaving said Peppertree P.U.D. line and along the westerly line of the P.J. Sanders property as of record in Book 5610, page 384, Register's Office for Davidson County, Tennessee, S 03 deg. 12 min. 44 sec. W, 291.08 feet to the northerly margin of Maxwell Road; thence, along said margin with a curve to the left having a radius of 25,255.897 feet, a chord of N 86 deg. 52 min. 13 sec. W, 174.126 feet, and an arc of 174.126; thence, N 87 deg. 04 min. 04 sec. W, 23.81 feet; thence with a curve to the right having a radius of 25,000 feet, a chord of N 44 deg. 20 min. 36 sec. W, 33.924 feet, and an arc of 37.284 feet to the easterly margin of LaVergne-Couchville Pike; thence N 01 deg. 37 min. 09 sec. W, 189.06 feet;thence with a curve to the right having a radius of 2,323.995 feet, a chord of N 00 deg. 56 min 33 sec. W, 54.888 feet, and an arc of 54.89 feet to the aforementioned line of Peppertree P.U.D.; thence, leaving the margin of LaVergne-Couchville Pike with a curve to the right having a radius of 25,000 feet, a chord of N 46 deg. 37 min 01 sec. E, 36.498 feet, an arc of 40.913 feet; thence S 86 deg. 30 min. 00 sec. E, 217.79 feet to the point of beginning and containing 1.56 acres.

Being the same property conveyed to Barbara Graff by Trustee's deed from William Lamar Newport, Trustee for the Bankrupt Estate of Marion Thurman of record in Book 8662, page 349, said Register's Office.
This conveyance is made subject to: (1) 1997 Taxes, which have been prorated and assumed by the Grantee; and (2) Easement of record in Book 8085, page 448, Register's Office for Davidson County, Tennessee.
This is not now, nor has it ever been, the principal residence of the Grantor herein.

unimproved ( )
This is improved (XXproperty, known as 4200 Maxwell Road, Antioch, Tennessee 37013

TO HAVE AND TO HOLD the said tract or parcel of land, with the apurtenances, estate, title and interest thereto belonging to the said GRANTEES, their successors, 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, successors, assigns and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their successors, 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.

In witness whereof, the GRANTORS have hereunto set their hands (if a corporation, has caused its name to be signed hereto by its duly authorized officer) on this 5th day of March, 19 97.

Barbara Graff
BARBARA GRAFF

STATE OF TENNESSEE
COUNTY OF Davidson

BK 10375 PG 666

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, BARBARA GRAFF

with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand at office, this 5th day of March 19 97

My commission expires 9/23/2000 Notary Public

STATE OF _____
COUNTY OF _____

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, _____

with whom I am personally acquainted, and who acknowledged that _____ executed the within instrument for the purposes therein contained, and who further acknowledged that _____ is the _____ of _____ the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand at Office, this _____ day of _____, 19____.

My commission expires _____ Notary Public _____

A0080927

4884 03/11 0101 03CHECK 305.00

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 80,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5th DAY OF March 19 97

MY COMMISSION EXPIRES: 9/23/2000
(AFFIX SEAL)

Notary Public

WARRANTY DEED

FROM
BARBARA GRAFF

TO
JESSE L. FEATHERS

PLEASE RETURN TO:
First Title & Escrow Company, Inc.
Suite 11C The Paddock
229 Ward Circle
P.O. Box 926
BRENTWOOD, TENNESSEE 37024-0926



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10375 PG 667

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	~~80000.00~~
			CON TX	296.00
			PRFEE	1.00
			WDEED	8.00
			TOTAL	305.00
			CHECK	305.00

03/11/97 01 10:04 0001 4884

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

02809927

IDENTIFICATION NUMBER

No. 1125249