BOOK 10427 PG 820

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: 38524
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Anna C. Felts 156 Woodmont Boulevard Nashville, Tennessee 37205	FTB Mortgage Services P.O. Box 146 Memphis, TN 38101

TAX MAP-PARCEL NUMBERS: 116-03-129

WARRANTY DEED

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 **Mark W. Germain, unmarried,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto Anna C. 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, being the southeasterly one-half of Lot No. 103 and the northwesterly 25 feet of Lot No. 104 on the Map of Kenner Manor Land Company's Second Subdivision of the Kenner Tract, of record in Book 421, Page 100, Register's Office for said County.

SAID parts of said Lots adjoin and front together 75 feet on the northeasterly side of Woodmont Boulevard and run back between parallel lines 200 feet to a dead line.

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

This is improved property, known as: 156 Woodmont Boulevard, Nashville, Tennessee 37205

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 on 27 Jan ,19 97 .

Mark W. Germain

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State of Ga.
County of Monroe

On 27 Jan ,19 97 , before me the undersigned authority, personally appeared Mark W. Germain, 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.

Notary Public

My Commission Expires: Notary Public, Monroe County, Georgia
My Commission Expires May 3, 1997

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: $ 177,300.00

Affiant

Sworn and subscribed before me on April 23 ,19 97 .

Notary Public

My Commission Expires:

CHRISTY WILKINS IVEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.
My Commission Expires 9/19/98

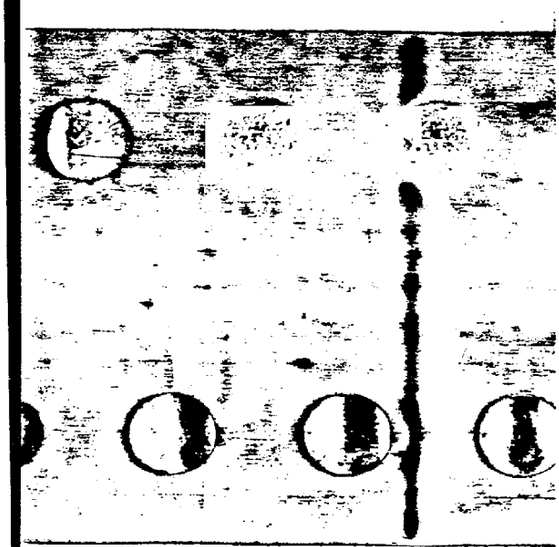
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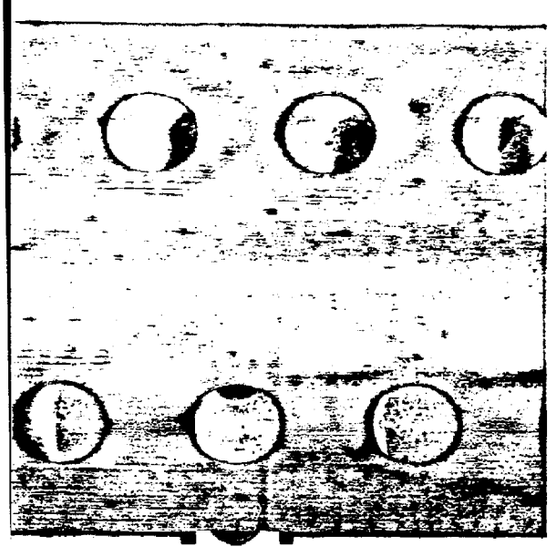
97 APR 24 PM 2:31

DAVIDSON COUNTY, TN.

0297676

IDENTIFICATION





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

RECEIVED OF _____

FOR _____

BOOK 10427 PG 822

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
177300.00
CON TX 656.01
PRFEE 1.00
WDEED 8.00
TOTAL 665.01
CHECK 665.01

04/24/97 01 14:32 0001 3117

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0297676
IDENTIFICATION REFERENCE

97 APR 24 PM 2:31

REGISTER
DAVIDSON COUNTY, TN.

No. 1143237