Mail

This Instrument Prepared By:
WILLIAM E. PORTER, ATTORNEY AT LAW
213 Third Avenue, North
Nashville, Tennessee 37201
(615) 242-5453

Address New Owner(s):	Send Tax Bills To:	Map/Parcel Numbers:
Bill B. Baker 611 Hillmont Street Huntsville, Alabama 35816	SAME	110/50

BOOK 10547 PG 38

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of $10.00 Dollars and other good and valuable consideration, LOUISE D. FELTS have this day bargained and sold, and do hereby transfer and convey unto the said BILL B. BAKER, the Grantee herein, his successors, heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Beginning at an old iron rod set twenty-five feet from the centerline and in the North margin of Hessey Lane, also being the Southeastern most corner of the T. H. Felts property described in QCD 5300 Page 988, and being the Southwestern most corner of the Henry Miller et ux property as evidenced in Deed Book 6003 Page 355. Thence; along said margin of Hessey Lane, North 84° 02' 08" West a distance of 300.00 feet to a new iron rod, being the common corner with the remaining portion of said T. H. Felts Heirs tract. Thence; North 06° 51' 07" East a distance of 979.73 feet to a new iron rod being on the common line with W. Wayne TR Property as evidenced in Deed Book 7606 Page 901. Thence; with the Leroy line and generally along an old fence, South 81° 41' 19" East a distance of 302.25 feet to an old iron rod at a fence post. Thence; continuing with the fence and the Leroy line, North 84° 34' 39" East a distance of 47.75 feet to an old iron rod beside an old corner post. Thence; with the Henry and Marilyn Miller line Deed Book 4756 Page 398, South 05° 32' 27" West a distance of 254.26 feet to an old iron rod in the fence line. Thence; South 08° 22' 38" West a distance of 69.58 feet to an old iron rod in a fence. Thence; along the Henry Miller et ux line in Deed Book 6003 Page 355, North 83° 50' 33" West a distance of 50.00 feet to an old iron rod. Thence; South 08° 22' 29" West a distance of 337.37 feet to an old iron rod. Thence, South 05° 44' 15" West a distance of 316.01 feet to the point of beginning. Said tract contains 7.05 acres more or less.

Being a part of the same property conveyed to T. H. Felts and wife, Louise D. Felts in record in Book 5300 Page 988, the Register's Office for Davidson County, Tennessee. Being the same property that vested solely in Louise D. Felts upon the death of her husband, T. H. Felts on May 22, 1993.

This is unimproved property known as _____ Hessey Lane.

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantee, his successors, heirs and assigns, forever I covenant that I am lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.

I further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to said real estate to said Grantee, his successors, heirs and assigns, against the lawful claims of all persons.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any genera shall be applicable to all genders.

WITNESS my hand this 17TH day of JULY, 1997.

Louise D. Felts
LOUISE D. FELTS

STATE OF TENNESSEE]
COUNTY OF DAVIDSON]

Personally appeared before me, undersigned, a Notary Public in and for said County and State **LOUISE D. FELTS**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 17th day of July 1997.

Stacy R. Hunter
NOTARY PUBLIC

My commission expires: My Commission Expires MAY 27, 2001

STATE OF TENNESSEE]
COUNTY OF DAVIDSON]

The actual consideration or value, whichever is greater, for this transfer is $57,500.00.

Sworn to and subscribed before me this 17th dayof July, 1997.

Louise D. Felts
AFFIANT

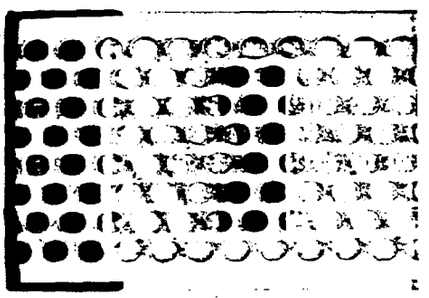
My commission expires:
My Commission Expires MAY 27, 2001

Stacy R. Hunter
NOTARY PUBLIC

03314 73
IDENTIFICATION

97 JUL 29 PM 3:47
FELIX Z. WILSON REGISTER
DAVIDSON COUNTY, TN.

0178 07/29 0101 03CHECK 221.75



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

RECEIVED OF _____

FOR _____

BOOK 10547 PG 40

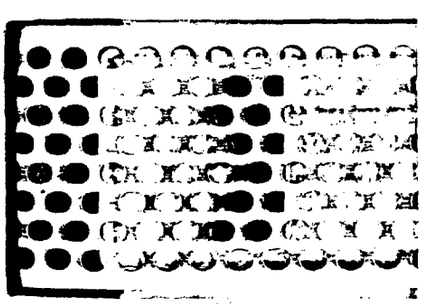
CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT 57500.00
CON TX 212.75
PRFEE 1.00
WDEED 8.00
TOTAL 221.75
CHECK 221.75

07/29/97 01 15:48 0001 0178

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



0331473
IDENTIFICATION REFERENCE

97 JUL 29 PM 3:47
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1179824