WARRANTY DEED

BOOK 10785 PG 429

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $89,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30TH DAY OF JANUARY, 1998.

Notary Public

MY COMMISSION EXPIRES: 1-27-01

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
Guaranty Title and Escrow Co., 2711 Murfreesboro Road, Suite 200, Antioch, TN 37013

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Sylvia Guzman	NationsBanc Mortgage Corporation	148-7139
(NAME)	(NAME)	
221 Rader Court	P.O. Box 35140	
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	Louisville,Kentucky 40232	
(CITY) (STATE) (ZIP)	(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, **ROBERT WAYNE FELTS AND WIFE LORETTA B. FELTS** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **SYLVIA GUZMAN AND EVA NIETO** 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:

Land in Davidson County, Tennessee, being Lot No. 909 on the Plan of Cherokee Hills Section 9 of record in Plat Book 4300, Page 135, Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to Robert Wayne Felts and wife, Louella B. Felts by deed of record in Book 4958, Page 184, Register's Office for Davidson County, Tennessee.

Louella B. Felts and Loretta B. Felts being one and the same.

This conveyance is subject to any and all existing restrictions and easements of record.

This is improved (X) property, known as 221 Rader Court, Antioch, TN 37013
(House 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 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 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 my/our hand(s) this 30th day of January, 1998.

Robert Wayne Felts

Loretta B. Felts

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, Lori Holloway, a Notary Public in and for said County and State, the within named Robert Wayne Felts and wife Loretta B. Felts, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Antioch , Tennessee this 30th day of January, 1998

Commission expires: October 9, 1999

Lori Holloway Notary Public

0525 02/06/98 0104P 03CHECK 338.

98 FEB -6 AM

DEED TAX REFERENCE

1398034

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

RECEIVED OF _____

FOR _____

BOOK 10785 PG 430

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	89000.00
CON TX	329.30
PRFEE	1.00
WDEED	8.00
TOTAL	338.30
CHECK	338.30

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK [illegible] 0525

n398034
IDENTIFICATION REFERENCE

98 FEB -6 AM 9:37

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN.

No.1251072