BOOK 10937 PG 644

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 99,900.00

Affiant Kelly A. Felker

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th DAY OF May 19 98

Notary Public

MY COMMISSION EXPIRES (AFFIX SEAL) 12/6/99

STATE OF TENNESSEE NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Wilson & Weiss Title Asso., 7100 Executive Center Dr. #150, Brentwood, TN 37027

B-0119

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Kelly A. Felker (NAME)	FT Mortgage Companies dba First (NAME)	83-2-287
1101 Matthews Place (ADDRESS)	P.O. Box 146 (ADDRESS)	
Nashville, Tennessee 37206 (CITY) (STATE) (ZIP)	Memphis, TN 38101 (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, Melvin L. Randle and Shenetta Randle, husband and wife

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Kelly A. Felker

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. 11 on the plan of Matthews Place as of record in Book 1424, Page 61, Register's Office for Davidson County, to which plan reference is hereby made for a more complete description of said property.

Being that same property conveyed to Melvin L. Randle and wife, Shenetta Randle by deed from John R. Shelton, Jr. and wife, Jan Shelton of record in Book 10383, Page 690, said Register's Office.

This conveyance is made subject to (1) Current years taxes which have been prorated and assumed by the Grantee; (2) All restrictions of record; (3) All easements of record; (3) All visible easements; (4) All matters appearing on the plan of record; (6) All applicable government and zoning regulations.

98 MAY 19 AM 10:33
DAVIDSON COUNTY, TN.

04397797
IDENTIFICATION REFERENCE

unimproved ( )
This is improved (X) property, known as 1101 Matthews Place, Nashville, Tennessee 37206
(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 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 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 15th day of May 19 98

Melvin L. Randle

Melvin L. Randle

Shenetta Randle

BOOK 10937 PG 645

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Melvin Randle and Shenetta Randle, husband and wife

the bargainor s, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Brentwood Tennessee this 15th day of May 19 98.

Commission expires 12/6/

KAREN LYNN ST... NOTARY PUBLIC AT LARGE ... WILLIAMSON COUNTY

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, execute 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

STATE OF TENNESSEE
COUNTY OF

On this, _____ day of _____, 19 ____, personally appeared before me, _____, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained and who further acknowledged that he is the "attorney-in-fact" of _____ and is authorized by them to execute this instrument on their behalf, as their free act and deed.

Witness my hand, at office, this _____ day of _____, 19 ____

My commission expires _____

Notary Public

BOOK 10937 PG 646

WARRANTY DEED

FROM

Melvin L. Randle and Shenetta Randle,
husband and wife

TO

Kelly A. Felker

RETURN TO:

Wilson & Weiss Title Asso.
7100 Executive Center Dr. #150
Brentwood, TN 37027

731B 05/19 0101 03CHECK 382.

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

RECEIVED OF _____

FOR _____

BOOK 10937 PG 047

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 99900.00
CON TX 369.63
PRFEE 1.00
WDEED 12.00
TOTAL 382.63
CHECK 382.63

05/19/98 01 10:34 0001 9318

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0439797
IDENTIF. # REFERENCE

98 MAY 19 AM 10:33

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 1295304