THIS INSTRUMENT PREPARED BY:
DEAN ROBINSON, ATTORNEY
3125 North Mt. Juliet Road
P. O. Box 425
Mt. Juliet, TN 37122

ADDRESS NEW OWNER:
Mr. Chris Ferrell, et ux
171 Jacksonian Drive
Hermitage, Tennessee 37076

MORTGAGEE:
Mr. Roy Ferrell, et ux
7002 Bonnameer Drive
Hermitage, Tennessee 37076

SEND TAX BILLS:
New Owner

MAP-PARCEL:
Map 74-8
Parcel 16.00
Field Book #:4D-31390

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN ($10.00) DOLLARS, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we, **Roy R. Ferrell and wife, Georgia Ruth Ferrell,** hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Chris A. Ferrell and wife, Wendy J. Ferrell,** 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. 805, Hermitage Hills, Section Seven, as of record in Book 3300, page 62 & 63, Register's Office for said County, to more complete and detailed description of said lot.
>
> Being the same property conveyed to Roy R. Ferrell and wife, Georgia Ruth Ferrell, by deed from Mitchell Rollins, unmarried, as of record in Book 11090, page 510, Register's Office for Davidson County, Tennessee.

This is improved property known as 171 Jacksonian Drive, Hermitage, Tennessee 37076.

This conveyance is made subject to all restrictions and easements of record, or which a visual inspection of the property would reveal, including restrictive covenants of record in Book 3399, page 446, and easements, covenants and conditions as shown on the Plan of record in Book 3300, page 62 & 63, Register's Office for Davidson County, Tennessee. This conveyance is also made subject to the fact that no title examination has been performed nor abstract prepared, none having been requested; that no closing services were rendered to the parties by the preparer, none having been requested; and that this instrument has been prepared from information and documents provided by the parties.

Property taxes for the current year have been settled between the parties and will be paid by the Grantees.

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 hands this 20th day of April, 1999.

Roy R Ferrell
ROY R. FERRELL

Georgia Ruth Ferrell
GEORGIA RUTH FERRELL

STATE OF TENNESSEE)
COUNTY OF WILSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **ROY R. FERRELL AND WIFE, GEORGIA RUTH FERRELL**, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within Warranty Deed for the purposes therein contained.

Witness my hand and official seal at Mt. Juliet, Tennessee, this 20th day of April, 1999.

NOTARY PUBLIC

My Commission Expires: 4/20/99

STATE OF TENNESSEE)
COUNTY OF WILSON)

The actual consideration or value, whichever is greater for this transfer is $65,000.00.

Chris A. Ferrell
AFFIANT

Subscribed and sworn to before me this 20th day of April, 1999.

NOTARY PUBLIC

My Commission Expires: 4/20/99

0579055
IDENTIF. & REFERENCE
99 APR 27 PM 1:54
BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.
MAIL ENV.
7985 04/27 0101 02CHECK 25

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11449 PG. 113

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	CFEE - COMPUTER FEE	PRFEE - PROBATE FEE

05790055

IDENTIFICATION REFERENCE

99 APR 27 PM 1:54

BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

CAMT	65000.00
CON TX	240.50
PRFEE	1.00
MTEED	8.00
CFEE	2.00
TOTAL	251.50
CHECK	251.50

04/27/99 01 13:57 0001 7685

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1477611