Seller: OWENS
Order No.: 129700

WARRANTY DEED

Data ID: 12094
Job No.: 6941

ADDRESS NEW OWNER(S) AS FOLLOWS:

Mr. & Mrs. Billy Joe Felker
(Name)
7830 Old Harding Road
(Street Address or Route Number)
Nashville, TN 37221
(City) (State) (Zip)

SEND TAX BILL TO: MAP PARCEL NUMBERS

New owner
(Name)
(Street Address)
(City) (State) (Zip)

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars and other good and valuable consideration paid to RICKY D. OWENS AND WIFE, VERA ANN OWENS (hereinafter referred to as Grantor, whether one or more) by BILLY JOE FELKER and wife, ALTHA G. FELKER

(hereinafter referred to as Grantee, whether one or more), Grantors have this day bargained and sold, and does hereby transfer and convey unto the Grantee herein, his successors, heirs and assigns, certain real property in Davidson County, Tennessee, as follows, to-wit:

SEE EXHIBIT "A", ATTACHED HERETO AND MADE A PART HEREOF FOR ALL PURPOSES.

The above legal description includes memberships and/or ownerships of non-municipal water and/or sewer systems, if any.

TAX PARCEL NO.: 155-85

unimproved ( )
This is improved (X) property, known as 7830 OLD HARDING ROAD (House Number) (Street) (P.O. Address)

NASHVILLE , TN 37221 (City or Town)

This conveyance is made and accepted subject to the lien for current taxes and other assessments and all valid and subsisting restrictions, reservations, conditions, limitations, encumbrances, covenants, exceptions and easements as may appear of record, if any, affecting the above described property.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to the Grantees their successors, heirs and assigns forever we covenant that we are lawfully seized and possessed of said real estate in **fee simple**, have a good right to convey it, and that the same is unencumbered.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, their successors, heirs and assigns, against the lawful claims of all persons.

The singular number shall include the plural, the plural the singular, and use of any gender shall be applicable to all genders.

Prepared in the Law Office of: James P. Lazar, P.C., 5949 Sherry Lane, Suite 111, Dallas, Texas 75225

[Continued]

99 JUN 22 PM 1:55
REGISTER
06027111
RECEIVED FOR REFERENCE
06/22/99 0101 03CHECK 662.50

Seller: OWENS
Order No.: 129700

Data ID: 12094

Witness our hands this 24th day of May, 1999, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

Vera Ann Owens
VERA ANN OWENS—Grantor

Ricky D Owens
RICKY D. OWENS—Grantor

STATE OF Tennessee }
}
COUNTY OF DAVIDSON }

Personally appeared before me, Ricky D. Owens, a Notary Public in and for said County and State, RICKY D. OWENS, the within named bargainor, with whom I am personally acquainted (or proven to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at FTB (First Tennessee Bank), Bellevue (Nashville, TN), this 24th day of May, 1999.

My Commission Expires: My Commission Expires MAY 30, 1999

Judith A. Anderson
Notary Public

STATE OF Tennessee }
}
COUNTY OF DAVIDSON }

Personally appeared before me, Vera Ann Owens, a Notary Public in and for said County and State, VERA ANN OWENS, the within named bargainor, with whom I am personally acquainted (or proven 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 First Tennessee Bank, Bellevue (Nashville, TN), this 24th day of May, 1999.

My Commission Expires: My Commission Expires MAY 30, 1999

Judith A. Anderson
Notary Public

STATE OF TENNESSEE DAVIDSON COUNTY ss:

I hereby swear or affirm that the actual consideration for this transfer of property or interest in property is $ 175,000.00 which amount is equal to or greater than that which the property or interest would command at a fair or voluntary sale.

Billy Joe Felker
Affiant

STATE OF TENNESSEE }
}
COUNTY OF DAVIDSON }

SWORN TO AND SUBSCRIBED TO BEFORE ME this the 18th day of June, 19 99.

(Affix Seal)

My commission expires:

Ollie Mai Parsley
Notary Public

OLLIE MAI PARSLEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires JAN. 25, 2003

Seller: OWENS
Order No.: 129700

Data ID: 14453

EXHIBIT "A"

LEGAL DESCRIPTION

A SMALL TRACT OF LAND IN THE 9TH CIVIL DISTRICT OR SAID COUNTY, BEING A PART OF LOT NO. 3 ON THE MAP OF THE J.H. WRIGHT BELLEVIEW FARM, NOT OF RECORD, AND DESCRIBED ACCORDING TO A COPY OF A SURVEY BY GERALD B. KIRKSEY, SURVEYOR, DATED JUNE 17, 1972, AS FOLLOWS:

BEGINNING AT A STAKE WHICH IS 30 FEET NORTH OF THE CENTER LINE OF OLD HARDING ROAD, THE SOUTHEAST CORNER OF A TRACT OF LAND BELONGING TO GANN, IN THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED LOT;

THENCE NORTH 49 DEGREES 18 MINUTES EAST, 144.8 FEET WITH THE NORTH ROW OF OLD HARDING ROAD TO A STAKE WHICH IS THE SOUTHWEST CORNER OF A LOT BELONGING TO BURROW AND THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED LOT;

THENCE NORTH 37 DEGREES 27 MINUTES WEST 411.0 FEET WITH BURROW'S WEST LINE TO AN IRON STAKE WHICH IS ON THE SOUTH LINE OF A TRACT OF LAND BELONGING TO RUSSELL AND THE NORTHEAST CORNER OF THE HEREIN DESCRIBED LOT;

THENCE SOUTH 81 DEGREES 43 MINUTES WEST 164.1 FEET WITH RUSSELL'S SOUTH LINE TO AN IRON STAKE WHICH IS THE NORTHEAST CORNER OF THE TRACT OF LAND BELONGING TO GANN AND THE NORTHWEST CORNER OF THE HEREIN DESCRIBED LOT;

THENCE SOUTH 31 DEGREES 46 MINUTES EAST 289.4 FEET WITH GANN'S EAST LINE TO AN IRON STAKE;

THENCE SOUTH 44 DEGREES 45 MINUTES EAST 212.9 FEET WITH GANN'S EAST LINE TO THE POINT OF BEGINNING, CONTAINING A CALCULATED AREA OF 1.7 ACRES.

BEING THE SAME PROPERTY CONVEYED TO RICKY D. OWENS AND VERA ANN OWENS, MARRIED, BY DEED OF RECORD IN BOOK 7056, PAGE 901, REGISTER'S OFFICE FOR SAID COUNTY.

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

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

06027117

IDENTIFICATION REFERENCE

99 JUN 22 PM 1:55

BOOK 11538 PAGE 231

CAMT	175000.00
CON TX	647.50
PRFEE	1.00
WDEED	12.00
CFEE	2.00
TOTAL	662.50
CHECK	662.50

06/22/99 01 13:59 0001 2857

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1481403