THIS INSTRUMENT PREPARED BY:

Mitchell A. Watts, Attorney
2400 Crestmoor Road Suite 102
Nashville, Tennessee 37215

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $ 133,500.00

Nancy Felts Harrison
Affiant

Subscribed and sworn to before me, this 23rd day of June 1999

MITCHELL A. WATTS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Mitchell A. Watts
Notary Public

My Commission Expires: 9. 29. 2001

Address New Owner:	Send Tax Bills To:	Map & Parcel Nos.
NANCY FELTS HARRISON 3000 Hillsboro Road #71 Nashville, Tennessee 37215	PHH MORTGAGE SERVICES 6000 Atrium Way Mt. Laurel, New Jersey 08054	MAP 117-3-A PARCEL 71

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of ONE HUNDRED THIRTY THREE THOUSAND FIVE HUNDRED AND NO/100---------- ($ 133,500.00) DOLLARS, cash in hand paid by the hereinafter named Grantees, the receipt of which is hereby acknowledged, I, AMY L. BATISTE, UNMARRIED

hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto NANCY FELTS HARRISON AND WILLIE C. FELTS, BOTH UNMARRIED, as Joint Tenants with Rights of Survivorship 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 Unit No. 71 on the Plan of a Horizontal Property Regime of Versailles Apartments of record in Plat Book 5050, page 80, and Surveyor's Certificate of Correction of record in Book 5171, page 153, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description. 504.95

BEING the same property conveyed to Amy L. Batiste, unmarried, by deed from William A. Jessup of record in Book 9361, page 514, Register's Office for Davidson County, Tennessee.

99 JUN 28 PM 2:20
CILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

IDENTIF. & REFERENCE

060807

This is improved property known as 3000 Hillsboro Road #71, Nashville, Tennessee 37215

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.

GRANTOR COVENANTs with the said GRANTEEs that she is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated by the parties and assumed by Grantee(s).

2. Matters shown on the Plan of Versailles Apartments of record in Book 5050, page 80, Register's Office for Davidson County, Tennessee.

GRANTOR___ FURTHER COVENANTs__ and binds herself___, her___ heirs and representatives to warrant and forever defend the title to the said GRANTEEs, their heirs and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF I have hereunto set my hand on this the 23rd day of June, 19 99.

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Amy L. Batiste

AMY L. BATISTE

MITCHELL A. WATTS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named AMY L. BATISTE, UNMARRIED, the 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 this 23rd day of June, 19 99.

Mitchell A Watts

My Commission Expires: September 29, 2001

Notary Public

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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___ 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 this _____day of _____ , 19 _____.

My Commission Expires: _____

Notary Public

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

BOOK 11545 PAGE 994

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

0604807
IDENTIF. & REFERENCE

99 JUN 28 PM 2:20

BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

	CAMT	
-		133500.00
	CON TX	493.95
	PRFEE	1.00
	WDEED	8.00
	CFEE	2.00
	TOTAL	504.95
	CHECK	504.95

06/28/99 01 14:26 0001 5098

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1483576

VOID

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6/28/99