box 34

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $93,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th day of July, 1999.

Notary Public

MY COMMISSION EXPIRES: 2/3/02

(AFFIX SEAL)

BOOK 11606 PAGE 704

THIS INSTRUMENT WAS PREPARED BY
Lehman Land Title, Inc., 4733 Andrew Jackson Parkway, Hermitage, TN 37076

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Derek C. Hooks	Mortgage Portfolio Services, Inc.	74-12-155
(NAME) 5000 Bonnameade Drive	(NAME) 4144 North Central Expressway , Suite 900	
(ADDRESS) Hermitage, TN 37076	(ADDRESS) Dallas, TX 75204	
(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, **JAMES H. FELTS AND WIFE, SHARON F. FELTS**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **DEREK C. HOOKS AND WIFE, LINDA F. HOOKS** , 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:

SEE ATTACHED "EXHIBIT A"

unimproved ☐

This is improved ☒ property, known as 5000 Bonnameade Drive, Hermitage, TN 37076

(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 July, 1999.

James H. Felts

Sharon F. Felts

MAIL ENV.

99 AUG -5 AM 8:16

0620561

IDENTIF. → REFERENCE

REGISTER
COUNTY, TN.

2079 08/05 0101 03CHECK 362.43

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 James H. Felts and wife, Sharon F. 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 Hermitage , Tennessee this 30th day of July, 1999.

Commission expires:

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Notary Public

My Commission Expires NOV. 25, 2000

EXHIBIT A

LAND in Davidson County, Tennessee, being Lot No. 474 on the Plan of Hermitage Hills, Section 5, as of record in Book 3300, Pages 1 & 2, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to James H. Felts et ux, Sharon F. Felts by deed from Bobby Lee Coon et ux, Virginia L. Coon of record in Book 5910, page 589, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

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

0620561

IDENTIF. & REFERENCE

99 AUG -5 AM 8:16

REGISTER
DAVIDSON COUNTY, TN.

BOOK 11606 PAGE 707

CAMT	93900.00
ERR	CO
CAMT	93900.00-
CAMT	93900.80
CON TX	347.43
PRFEE	1.00
WDEED	12.00
CFEE	2.00
TOTAL	362.43
CHECK	362.43

08/05/99 01 08:22 0001 2079

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1500283