FILE BOX 45

WARRANTY DEED

BOOK 11688 PAGE 315

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 156,000.00

Marshall B. Felts
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st DAY OF October 19 99

Marie Bradford
Notary Public

MY COMMISSION EXPIRES: ~~March 24, 2001~~ 1/26/01
(AFFIX SEAL)

MARIE BRADFORD NOTARY PUBLIC

THIS INSTRUMENT WAS PREPARED BY
METROPOLITAN ESCROW, INC., 217 Pineway Drive, Nashville, TN 37217

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Marshall B. Felts	Chase Manhattan Mortgage	MAP 142-9E
(NAME)	(NAME)	
1347 General George Patton Rd.	1500 North 19th Street	PARCEL 133 CO
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221	Monroe, LA 71201	
(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, George H. Rentschler, Jr. and wife, Nan F. Rentschler

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Marshall B. Felts and wife, Peggy L. Felts

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:

CERTAIN PROPERTY in Davidson County, Tennessee, described as follows:

UNIT NO. 1347, together with the Carport designated No. 1347-C, in River Plantation, Section Seven, a Condominium, a Horizontal Property Regime, located on Sawyer Brown Road, and General George Patton Road, Nashville, Davidson County, Tennessee, as shown on the plat of River Plantation, Section Seven, Condominium Apartments, recorded in Book 5200, Pages 705 and 706, Register's Office for Davidson County, Tennessee, and described in a Master Deed recorded in Book 6226, Page 9, Register's Office for Davidson County, Tennessee, to which reference is hereby made. The easements, restrictive covenants, conditions, and regulations imposed upon and relating to the apartments, property, co-owners, and tenants of River Plantation, Section Seven, Condominium Apartments, contained in the Master Deed and By-Laws appended thereto, recorded in Book 6226, Page 9, Register's Office for Davidson County, Tennessee, are incorporated in this deed by reference and made a part hereof the same as though copied herein.

BEING the same property conveyed to George H. Rentschler, Jr. by Quitclaim Deed from George H. Rentschler, Jr. and wife, Nan F. Rentschler, of record in Book 10109, Page 748, Register's Office for said County.

CONTINUED

unimproved ( )
This is improved (X) property, known as 1347 General George Patton Rd., Nashville, TN 37221
(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 1st day of October, 19 99

George H. Rentschler, Jr.

Nan F. Rentschler

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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 George H. Rentschler, Jr. and wife, Nan F. Rentschler

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 Nashville, Tennessee, this 1st day of October, 19 99.

Commission expires March 24, 2001

Notary Public

PATRICIA NICHOLLS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

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

5c71 10/04 0101 03CHECK 592.20

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LEGAL DESCRIPTION CONTINUATION

This conveyance is subject to all terms and provisions of the Restrictions, Master Deed, and By-Laws of record in Book 6392, Page 321; Book 6226, Page 9; and Book 6226, Page 18, said Register's Office.

This conveyance is subject to any and all existing restrictions and easements of record.

06426649
FOR REFERENCE
90CT-4 PM 2:53
REGISTER
SHELBY COUNTY, TN.

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

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06426649

INSTRUMENT REFERENCE

99 OCT -4 PM 2:53

REGISTER
DAVIDSON COUNTY, TN.

CAMT
156000.00
CON TX 577.20
PRFEE 1.00
WDEED 12.00
CFEE 2.00
TOTAL 592.20
CHECK 592.20

10/04/99 01 14:56 0001 5671

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1523560