0643826

REFERENCE

99 OCT -6 PM 1:16

REGISTER
D.C. TN.

BOOK 11693 PAGE 149

PREPARED BY (AND RETURN TO):

WILKINS & IVEY
Attorneys At Law
2405 Crestmoor Road; P.O. Box 150157
Nashville, Tennessee 37215-0157
Ph. (615) 298-3312 - Fax. 292-8746
E-mail: wilkins.ivey@home.com

W & I Ref: (gj) Title No: 41198
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Peter G. Felten Sara L. Walker 2122 Westwood Avenue Nashville, Tennessee 37212	First Republic Mortgage Corporation 3212 West End Avenue, Suite 500 Nashville, TN 37203

TAX MAP-PARCEL NUMBERS: 104-15-339

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$ 257500.00,** cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **James F. Cashman, unmarried,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Peter G. Felten and spouse, Sara L. Walker,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

LAND in Davidson County, Tennessee, being the easterly 40 feet of Lot No. 64 and the westerly 20 feet of Lot No. 65 on the Plan of Belair, as of record in Book 332, Page 6, Register's Office for said County.

SAID parts of said lots front together 60 feet on the northerly side of Westwood Avenue and run back between parallel lines 185 feet to an alley.

BEING the same property conveyed to James F. Cashman, unmarried by Suzanne M. O'Connor, unmarried, of record in Book 10417, Page 557, Register's Office for Davidson County, Tennessee.

Description Reference: The description is the same as that used in the last deed prior to this transaction.

This conveyance is subject to: Taxes for 2000, and subsequent years; the matters set out on the Plan, with Owner's Certificate, of record in Plat Book 332, Page 6, said Register's Office; Restrictive covenants of record in Book 712, Page 399, said Register's Office.

This is improved property, known as: 2122 Westwood Avenue, Nashville, Tennessee 37212

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 5th day of October, 1999.

James F. Cashman

State of Tennessee
County of Davidson

On this 5th day of October, 1999, before me the undersigned authority, personally appeared **James F. Cashman**, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires: CHRISTY WILKINS IVEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.
My Commission Expires 7/26/2003

Notary Public

State of Tennessee
County of Davidson

A F F I D A V I T

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 257500.00

Affiant

Sworn and subscribed before me on the 5th day of October, 1999.

My Commission Expires: CHRISTY WILKINS IVEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.
My Commission Expires 7/26/2003

Notary Public

9912 10/06 0101 CSCHECK 963.75

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

0643826

CROSS REFERENCE

99 OCT -6 PM 1:16

REGISTER
DAVIDSON CO. TN.

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CAMT
257500.00
CON TX 952.75
PRFEE 1.00
WDEED 8.00
CFEE 2.00
TOTAL 963.75
CHECK 963.75

10/06/99 01 13:19 0001 6916

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1524790