STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $56,437.34

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 23rd day of December, 1999.

Notary Public

MY COMMISSION EXPIRES: 3/23/2002

(AFFIX SEAL)

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
Grace Higgins	Firstar Bank, N.A.	107-14-162
(NAME)	(NAME)	
1013 Briley Parkway	4801 Frederica Street	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37217	Owensboro, KY 42304	
(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, **JOHN B. FELTSAND WIFE CHRISTINE I. FELTS**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **GRACE HIGGINS** , 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 Lot No. 93 on the Plan of Miro Meadows of record in Book 1424, page 95, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete legal description.

Being the same property conveyed to John B. Felts and wife, Christine I. Felts by deed from Wanda L. Walden, unmarried, of record in Book 8909, page 638, 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.

This conveyance is further subject to a lien of a deed of trust of record in Book 7016, Page 74, Register's Office for Davidson County, Tennessee, in the original sum of $45,000.00, which the Grantee (s) hereby assume and agree to pay by accepting delivery hereof. The Grantor (s) hereby transfer to the Grantee (s) all right, title and interest in and to that certain escrow account held on deposit by Firstar Home Mortgage for the benefit of the aforedescribed deed of trust of record.

unimproved ☐

This is improved ☒ property, known as 1013 Briley Parkway, Nashville, TN 37217

(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 23rd day of December, 1999.

John B. Felts

Christine I. Felts

Instr:200001040001076 Page: 1 OF 2
REC'D FOR REC 01/04/2000 3:51:59PM
RECORD FEE: $11.00
M. TAX: $0.00 T. TAX: $208.82

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, , a Notary Public in and for said County and State, the within named John B. Feltsand wife Christine I. 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 23rd day of December, 1999

Commission expires: 3/23/2002

Notary Public

