PICK-UP

Instr:200001180005816 Page: 1 OF 3
REC'D FOR REC 01/18/2000 3:41:47PM
RECORD FEE: $15.00
M. TAX: $0.00 T. TAX: $61.05

# WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY:
James A. Carney, Attorney
905 Stahlman Building
Nashville, Tennessee 37201

THIS INDENTURE, made and entered into as of the 2nd day of December, 1999 by and between

RAYMOND VAN FELTS, II

hereinafter referred to as Grantor, and

CHANNCO, INC. TRUSTEE OF THE 6312 LAKE ROAD TRUST

hereinafter referred to as Grantee.

WITNESSETH: That for and in consideration of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, the said Grantor has bargained and sold and does hereby bargain, sell, convey and confirm unto the said Grantee the following described real estate, situated and being in the County of Davidson, State of Tennessee:

LAND in the 14th. Civil District of Davidson County, Tennessee, described according to a survey made by Hickerson & Smith, Surveyors, August 22, 1965, as follows:

BEGINNING at an iron pin in Lake Louise Road, North 36 degrees East 40 feet from the Northeast corner of the property conveyed to L. R. Ryan and wife, by deed from Bracy L. Ray and wife, of record in book 2646, page 455, Register's Office for said County; thence north 39 degrees 30' west 335.5 feet to an iron pin; thence north 87 degrees 25' east 225 feet to a 20 inch oak; thence south 42 degrees east 124 feet to an iron pin in said Lake Louise Road; thence with said Road south 27 degrees west 165 feet and south 36 degrees west 35 feet to the beginning, containing 0.9 acres, more or less.

BEING the same property conveyed to Charles E. Binkley, ET UX, by deed from Clara H. Ray, ET UX of record in book 3948, page 185 R.O.D.C.

BEING the same property conveyed to Raymond V. Felts ET UX, by deed from Charles E. Binkley and wife, Dorothy Mai Binkley, of record in Book 3959 page 872, Register's Office for Davidson County. Anita Felts having died first, in 1978, Raymond V. Felts, Sr., having died last, November 16, 1992, intestate, leaving heirs at law; Raymond V. Felts, II, Marjorie Lynne Felts Beach, Gina Faye Felts, and Evelyn Rebecca Felts Dallas, as shown in Affidavit of heirship, ~~Book , page~~ Instrument # 199912060300195, Register's Office for Davidson County, Tennessee.

Being Conveyed to Raymond V. Felts by Quitclaim deed from Marjorie Beach, Gina Felts, and Evelyn Felts Dillon filed simultaneously herewith:

TO HAVE AND TO HOLD The aforesaid real estate, together, with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said Grantee, their heirs, sucessors and assigns in fee simple forever.

The said Grantor does hereby convenant with the Grantee that the Grantor is lawfully seized in fee of the aforedescribed real estate; that the Grantor has a good right to sell and convey the same is unencumbered except,
and that the title and quiet possession thereto Grantor will warrant and forever defend against the lawful claims of all persons,

Whenever used the singular number shall include the plural, the plural the singular, and use of any gender shall be applicable to all gender.

WITNESS the signature of the Grantor the day and year first above written.

Raymond Van Felts II
Raymond Van Felts, II

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Beverly M Hobbs, A Notary public in and for said County and State, the within named Raymond Van Felts, II the bargainor, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 2nd. day of December, 1999.

Beverly M. Hobbs
Notary Public

My commission expires 5-23-02

BEVERLY M. HOBBS NOTARY PUBLIC DAVIDSON COUNTY, TENNESSEE LARGE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

VALUATION AFFIDAVIT

I, or we, hereby swear or affirm that, to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is Sixteen Thousand Five Hundred Dollars($16,500.00), which the property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me this 2nd day of December, 1999.

Notary Public

My commission expries: 3-23-02

| Prepared by: | Send Tax Bill to: | Property address |
|---|---|---|
| James A. Carney,<br>Attorney at Law<br>905 Stahlman Bldg.<br>Nashville, TN 37201 | Channco, Inc. Trustee<br>of 6312 Lake Road Trust<br>211 Union Street, Suite 907<br>Nashville, TN 37201-1564 | 6312 Lake Road<br>Joelton, Tennessee<br>37080 |

Map 020-00-0 Parcel 021.00