FORM NO. WD-1

PICK-UP

Instr:200003030021183 Page: 1 OF 2
REC'D FOR REC 03/03/2000 9:51:46AM
RECORD FEE: $11.00
M. TAX: $0.00 T. TAX: $162.80

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 44.000~

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3rd DAY OF March, 2000

Notary Public

MY COMMISSION EXPIRES: 03/23/02
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
James A. Carney, Attorney 905 Stahlman Bldg. Nashville, TN 37201
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Ann and Charles Wright (NAME)	same (NAME)	020-00-0 map
6312 Lake Road (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	021.00 parcel
Joelton, TN 37080 (CITY) (STATE) (P.O. ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN 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, Channco, Inc. Trustee of the 6312 Lake Road Trust

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Ann Wright and husband Charles Wright

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:

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 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, Instrument number 199112060300195, Register's Office for Davidson county, Tennessee

BEING conveyed to Raymond V. Felts, II by Quitclaim Deeds from Marjorie Beach, Gina Felts, and Evelyn Felts Dallas filed simultaneously herewith:

BEING the same property conveyed to Channco, Inc., Trustee of the 6312 Lake Road Trust by deed from Raymond Van Felts, II of record as instrument No. 200001180005816, Register's Office for said county.

This is improved property known as 6312 Lake Road, Joelton, Tennessee 37078

unimproved ( )
This is improved (X) property, known as 6312 Lake Road (House Number) Joelton, Tennessee 37078 (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 its hand this 3rd day of March, 2000

Channco, Inc. Trustee of the 6312 Lake Road Trust

BY: Ann Wright - President
ANN WRIGHT, President

STATE OF TENNESSEE
Davidson County

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named _____

_____

_____

the bargainor_____, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that _____executed the within instrument for the purposes therein contained.

Witness my hand and official seal at _____, Tennessee, this _____ day of _____, 19____.

Commission Expires_____ _____Notary Public

STATE OF TENNESSEE
Davidson County

Before me, Beverly M. Hobbs a Notary Public in and for the State and County aforesaid, personally appeared Ann Wright

_____

_____

with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the President

_____of the Channco, Inc., Trustee of the 6312 Lake Road Trust a corporation, and that he as such President executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by ~~himself~~ herself as President

Witness my hand and official seal at Nashville, Tennessee, this 3rd day of March, ~~19~~ 2000

Commission Expires 03/23/02 _____Notary Public

WARRANTY DEED

Channco, Inc. FROM Trustee for the 6312 Lake Road Trust

TO

Ann and Charles Wright

Attorneys Title Company, Inc.
Titles Guaranteed

SUITE 175 — 222 THIRD AVENUE NORTH
NASHVILLE, TENN. 37201
TELEPHONE 244-2101