WARRANTY DEED

Instr:200005170049489 Page: 1 OF 2
REC'D FOR REC 05/17/2000 9:39:45AM
RECORD FEE: $11.00
M. TAX: $0.00 T. TAX: $455.10

RUTH M. FORAN NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 123,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th DAY OF May, 2000

Notary Public

MY COMMISSION EXPIRES: January 26, 2004
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

CASTLEMAN TITLE & ESCROW, INC., 213 A Ward Circle, Brentwood, Tennessee 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Scott A. Felts (NAME)	SAME (NAME)	MAP 146-11
644 Hogan Road (ADDRESS)	(ADDRESS)	PARCEL 92
Nashville, Tennessee 37220 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	6DU34420

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, James M. Whitus, Jr. and wife, Mary Ellen Whitus

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Scott A. Felts, unmarried and Betty H. Felts, a widow as joint tenants with the right of survivorship.

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 Davidson County, Tennesse, being Lot No. 30 on the Map of Section One Revised, Crieve Hall Estates, as of record in Book 1835, pages 122, 123 and 124, Register's Office for said County, and described as follows:
BEGINNING at a point in the easterly margin of Regent Drive at the corner of Lots 30 and 31; thence with the line between said lots, easterly 185 feet to the corner of Lot 32; thence with the line between Lots 31 and 32, southerly 143.3 feet to the north margin of Hogan Road; thence with the margin of said Road, westerly 160.2 feet to the beginning of a curve; thence around said curve northwesterly 39.72 feet to the east margin of Regent Drive; thence with the margin of the same, northerly 120.9 feet to the beginning.

Being the same property conveyed to James M. Whitus, Jr. and wife Reba Jo Whitus by deed from Harley J. Allen and wife Lynn Allen, of record in Book 3029 page 151, Register's office for Davidson County, Tennessee.
Reba Jo Whitus now being deceased.
Mary Ellen Whitus, wife of James M. Whitus, Jr. joins in this conveyance for the express purpose of waiving any and all marital interest which she has had in the past or may have in the future.

This conveyance is subject to taxes for the year 2000 and subsequent years, easements and restrictive covenants of record.

unimproved ( )
This is improved (X) property, known as 644 Hogan Road, Nashville, Tennessee 37220
(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 15th day of May, 2000

James M. Whitus, Jr.

Mary Ellen Whitus

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named James M. Whitus, Jr. and Mary Ellen Whitus

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 Brentwood, Tennessee, this 15th day of May, 2000.

Commission expires January 26, 2004

Notary Public

RUTH M. FORAN
NOTARY PUBLIC AT LARGE
WILLIAMSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF

Before me, _____, 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 _____, _____.

My commission expires _____

_____
Notary Public