Davidson County DEEDWARR
Recvd: 03/07/02 10:18 2pgs
Fees:13.00 Taxes:421.80

20020307-0028663

This instrument prepared by:
DAVID M. AMONETTE
Attorney at Law
554 West Main Street
Gallatin, TN 37066

ADDRESS NEW OWNER:
Stephen L. Minton
2305 Donna Hill Court
Nashville, TN 37214

SEND TAX BILLS:
GMAC Mortgage Corporation
100 Witmer Road
Horsham, PA 19044

B-2704

Map 73, CTL Map 11, Parcel 101.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN DOLLARS ($10.00), cash in hand paid by the hereinafter named Grantee and other good and valuable considerations, the receipt of which is hereby acknowledged, **Pamela J. Felts, a single person,** hereinafter called the Grantor, has bargained and sold the following described property, and by these presents does transfer and convey unto **Stephen L. Minton, a single person,** * the following described property to wit: *and Lacy H. Minton, a single person

Land in Davidson County, Tennessee, being Lot No. 43 on the Plan of Sunset View Subdivision, Secton I, of record in Book 2331, Pages 100 and 101, revised in Book 2663, Pages 27 and 28, Register's Office for said County, to which reference is hereby made for a more complete description of said lot.

Being the same property conveyed to **Edward A. Russell and wife, Pamela Jean Russell** by Warranty Deed from Janet (Amos) Gilland and husband, Tom Gilland of record in Book 9815, page 860, Register's Office for Davidson County, Tennessee. The said **Edward A. Russell** having since died on October 30, 1996. The said **Pamela Jean Russell** has since been remarried and divorced and is now known as **Pamela J. Felts**. Further being the same property conveyed to Pamela J. Felts by Quitclaim Deed from Henry Zillon Felts of record in Instrument Number 20010625-0066673, Register's Office for Davidson County, Tennessee.

Taxes for 2002 are to be prorated and paid by the Grantee named herein.

This is improved property known as:
2305 Donna Hill Court, Nashville, TN 37214

Said conveyance is made subject to plan of record in Plat Book 2331, pages 100 and 101, Register's Office for Davidson County, Tennessee and to any visible and unrecorded easements, restrictions, building regulations and zoning regulations, and to Lease Agreement between Grantor and Steven Triplett and Kristen Triplett.

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, his heirs and assigns forever; and the Grantor does covenant with the said Grantee that she is lawfully seized and possessed

of said land in fee simple, that she has a good right to convey it, and the same is unencumbered, except for the matters as herein set forth, and the Grantor does further covenant and bind herself, her heirs and/or assigns, to warrant and forever defend the title to the said land to the said Grantee, his heirs and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the parties hereto have duly executed the foregoing on this the 28 day of Feb., 2002.

Pamela J. Felts
PAMELA J. FELTS

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public for said County and State, Pamela J. Felts, a single person, named bargainor, with whom I am personally acquainted and who, upon oath, acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and seal at office on this the 28th day of February, 2002.

Dana Delworth
NOTARY PUBLIC

(SEAL)
My Commission Expires: 11/27/04.

STATE OF Tennessee
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $ 114,000.00.

Amanda Jardine
AFFIANT

Subscribed and sworn to before me this the 28th day of February, 2002.

Dana Delworth
NOTARY PUBLIC

(SEAL)
My Commission Expires: 11/27/04.
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DANA DELWORTH NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN