Davidson County DEEDWARR
Recvd: 06/11/02 12:22 2pgs
Fees:13.00 Taxes:388.50
20020611-0070894

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THIS INSTRUMENT PREPARED BY:

Homer R. Ayers, Attorney at Law
303 Frances Street (Zip 37072)
P. O. Box 904
Goodlettsville, TN 37070-0904

Return to:
CASTLEMAN TITLE & ESCROW, INC.
110 Glancy Street, Suite 112
Goodlettsville, TN 37072

Warranty Deed

ADDRESS NEW OWNERS:	PERSON OR ENTITY RESPONSIBLE FOR PAYMENT OF REAL PROPERTY TAXES:	MAP-PARCEL NOS.
Lee A. Smith 113 Dorchester Court Goodlettsville, TN 37072	Same as New Owner	Map 26-6 Parcel 44

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, DALE L. FELTON and DONALD C. FELTON, being all of the heirs and beneficiaries of the Estate of Annette P. Felton, deceased, hereinafter referred to as the "GRANTORS", have bargained and sold and by these presents do transfer and convey unto LEE A. SMITH, a single person, hereinafter referred to as the "GRANTEE", her heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

BEING Lot No. 112 on the Plan of Windsor Green, Phase 1, Section 1 of record in Book 6250, page 31, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a complete legal description thereof.

BEING the same property conveyed to Annette P. Felton, an unmarried woman, by Quitclaim Deed from Dale Lawrence Felton, an unmarried man, of record in Book 10501, page 499, Register's Office for Davidson County, Tennessee. The said Annette P. Felton, unmarried, died intestate on February 26, 2000. Annette P. Felton was predeceased by her husband, Harry Milton Felton, Sr. There were two children born to Annette P. Felton, during her lifetime, Harry Milton Felton, Jr., who died approximately 43 years ago, survived by Donald C. Felton, the only child born to or adopted by Harry Milton Felton, Jr., during his lifetime, and his only heir-at-law, and Dale L. Felton. The said Dale L. Felton and Donald C. Felton are the only persons having any ownership interest in the real property described above. By their signatures hereto, the GRANTORS, affirm that all debts and obligations owing by Annette P. Felton, during her lifetime, or by reason of her death, have been fully paid and satisfied.

The legal description, as hereinabove set forth, is the same as that contained in the previous Deed of Record.

The current mailing address for said property is 113 Dorchester Court, Goodlettsville, TN 37072.

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, her heirs and assigns, forever.

And we, the GRANTORS, do covenant with the said GRANTEE, that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and warrant that the same is unencumbered, except as follows:

1. Real Property Taxes for the year 2002, which are a lien, but not yet due and payable, which have been prorated between the parties and will be paid, in full, by the GRANTEE, when due.

2. Subject to any and all matters as they may appear on the plan of record in Book 6250, page 31, said Register's Office.

3. Subject to restrictive covenants of record in Book 6396, page 547, said Register's Office.

4. Subject to Declaration, Conditions and Restrictions of Windsor Green Services Association of record in Book 6406, page 929, said Register's Office.

5. Subject to Declaration, Conditions and Restrictions of Ashley Cluster Homes of Windsor Green Homeowner's Association of record in Book 6406, page 9520, said Register's Office.

6. Subject to By-Laws of Ashley Cluster Homes of Windsor Green Homeowner's Association of record in Book 6406, page 963, said Register's Office.

And, we, the GRANTORS, do further covenant and bind ourselves, our heirs and representatives to warrant and forever defend the title to the said land to the said GRANTEE, her heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS our hands on the day and date last acknowledged below.

"GRANTORS"

DALE L. FELTON

DONALD C. FELTON

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, DALE L. FELTON and DONALD C. FELTON, 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, at office, this the 7 day of June, 2002.

NOTARY PUBLIC

My Commission Expires: 10/25/03

BERTIE JO WHITAKER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
AT LARGE
Bertie Jo Whitaker
My Commission Expires
October 25, 2003
STATE OF TENNESSEE

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

The actual consideration or value, whichever is greater, for this transfer is $105,000.00.

Affiant

Sworn to and subscribed before me, this the 7 day of June, 2002.

NOTARY PUBLIC

My Commission Expires: 10/25/03

BERTIE JO WHITAKER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
AT LARGE
Bertie Jo Whitaker
My Commission Expires
October 25, 2003
STATE OF TENNESSEE

LLS.