This Instrument Prepared by:

GLENN S. MACBETH
ATTORNEY AT LAW
SUITE 12 LINCOLN SQUARE
1535 WEST NORTHFIELD BOULEVARD
MURFREESBORO, TENNESSEE 37129

NAME AND ADDRESS OF NEW OWNERS:

Wendy J. Felts & Richard A. Felts
3816-C Moss Rose Drive
Nashville, TN 37216

SEND TAX BILLS TO:
Same

WARRANTY DEED

(Map Number 073-06; Parcel Number 29.00)

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, cash in hand paid and other good and valuable consideration, the receipt of all of which is hereby acknowledged, we, **GEORGE L. KING, JR. AND WIFE, BARBARA O. KING** (herein called the Grantors), have bargained and sold and do hereby transfer and convey unto **RICHARD A. FELTS AND WIFE, WENDY J. FELTS** (herein called the Grantees), their heirs and assigns, forever, that certain property located and situated in Davidson County, Tennessee, and more particularly described as follows:

> LAND in Davidson County, Tennessee, being all of Lot No. 1 on the Plan of a Resubdivision of certain lots in Riverwood Lake Subdivision, of record in Plat Book 4060, page 28, Register's Office for Davidson County, Tennessee.
>
> BEING the same property conveyed to George L. King, Jr. and wife, Barbara O. King, by deed from Donna J. Norris, of record in Book 9171, page 507, Register's Office for Davidson County, Tennessee.
>
> THIS CONVEYANCE IS MADE SUBJECT to minimum setback lines, public utility and drainage easements, and all other matters as shown on subdivision plat of record in Plat Book 4060, page 28, Register's Office for Davidson County, Tennessee; to any easements and restrictive covenants of record in said Register's Office; and to all zoning and subdivision regulations of the appropriate governmental body, together with any easements or right-of-ways for public roads and utilities.

This is improved property known as: **3816-C Moss Rose Drive, Nashville, TN 37216.**

TO HAVE AND TO HOLD the said real estate together with all appurtenances, estate, title and interest belonging to the said Grantees, their heirs and assigns, forever.

GRANTORS COVENANT with the said Grantees that Grantors are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered except as noted herein.

GRANTORS FURTHER COVENANT and bind Grantors, their successors and assigns, to warrant and forever defend the title to said real estate unto the said Grantees, their heirs and assigns, against the lawful claims of all persons whomsoever.

Davidson County DEEDWARR
Recvd: 12/02/02 12:48 2pgs
Fees:13.00 Taxes:462.50
20021202-0147985

WITNESS OUR HAND AND SIGNATURES on this the 16th day of July, 2002.

GEORGE L. KING, JR.

BARBARA O. KING

STATE OF FLORIDA)
COUNTY OF Pinellas)

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared George L. King, Jr. and wife, Barbara O. King, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the foregoing instrument (Warranty Deed) for the purpose therein contained.

Witness my hand and official seal at office in Dunedin, Florida, on this the 16th day of July, 2002

Myrta Linda Mercier
My Commission CC985454
Expires December 03 2004

Notary

My Commission Expires: 12-03-04

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

I 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 **$125,000.00**, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me this 17th day of July, 2002

Glenn S. Macbeth, Notary

My Commission Expires: August 18, 2002

GLENN S. MACBETH
NOTARY AT LARGE
RUTHERFORD CO., TENNESSEE