Return To:
First Title & Escrow
File Box 9B
#20061

**Prepared by:**
**Realty Title & Escrow Company, Inc.**
**P. O. Box 1369**
**Brentwood, TN 37024-1369**

**STATE OF TENNESSEE**
**COUNTY OF WILLIAMSON**
**The actual consideration or value, whichever is greater, for this transfer is $252,000.00**

**Affiant**

**Subscribed and sworn to before me, this 26th day of February, 2003.**

**Notary Public**
**My commission expires:**

NOTARY PUBLIC AT LARGE

Davidson County DEEDWARR
Recvd: 03/21/03 11:32 2pgs
Fees:13.00 Taxes:932.40

20030321-0037698

| **Address of New Owner:** | **Send Tax Bills to:** | **Tax Information** |
|---|---|---|
| Beth A. Feltus | Suntrust Mortgage, Inc. | 171-8-A-076 |
| 1069 Beech Tree Lane | 424 Fourth Avenue North, 7th fl | My Commission Expires NOV. 29, 2003 |
| Brentwood, TN 37027 | Nashville, TN 37219 | |

## WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **David G. Armpriester and wife, Janice L. Armpriester**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Beth A. Feltus and husband, Wayne D. Feltus**, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to- wit:

> Land in Davidson County, Tennessee, being Lot No. 76 on the Plan of Cottonport Plantation, Phase II, of record in Book 6900, Page 950, Register's Office for said County, to which plan reference is hereby made for a more complete legal description.
>
> Being the same property conveyed to David G. Armpriester and wife, Janice L. Armpriester by deed from Joachim F. Usher and wife, Lois M. Usher of record in Book 9817, Page 745, Register's Office for Davidson County, Tennessee.
>
> This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.
>
> This property is improved property known as 1069 Beech Tree Lane, Brentwood, TN 37027

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 my hand this 26th day of February, 2003.

David G. Armpriester
David G. Armpriester

Janice L Armpriester
Janice L. Armpriester

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, David G. Armpriester and Janice L. Armpriester, with whom I am personally acquainted, and who acknowledged they executed the within instrument for the purposes therein contained

Witness my hand in Brentwood, TN, this 26th day of February, 2003.

Catherine R Vest
Notary Public

My Commission expires; 5/30/04

