File Box 8

PREPARED BY (AND RETURN TO):

WILKINS & IVEY
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Davidson County DEEDWARR
Recvd: 10/18/04 12:23 2pgs
Fees:13.00 Taxes:1877.75
20041018-0124857

W & I Ref:(_____) Title No: 45962
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Donald W. Fels Eileen T. Fels 613 Chelmsford Place Nashville, Tennessee 37215	SAME

TAX MAP-PARCEL NUMBERS: 116-12-B-151

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$507,500.00** , cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Bailey P. Robinson III and spouse, Laura S. Robinson**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Donald W. Fels and spouse, Eileen T. Fels** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot No. 8 on the Plan of Greystone of record in Book 6200, page 60 Register's Office for said County to which Plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to Bailey P. Robinson, III and spouse, Laura S. Robinson by deed from Marshall S. Helm, married of record in Document No. 20030311-0032105 Register's Office for Davidson County, Tennessee.

Description Reference: The description is the same as that used in the last deed prior to this transaction.

Taxes for 2005, and subsequent years. Said taxes are neither due nor payable. Tax reference numbers: 116-12-B-151, The Plan, with Owner's Certificate, of record in Plat Book 6200, Page 60, said Register's Office, which Plan shows a 20 foot minimum building setback line from Chelmsford Place together with a designated building site, and a 10 foot easement for public utility purposes along the front line(s) A 5 foot easement for public utility purposes along the southerly line, and a 5 foot easement for wall maintenance along the rear line of said lot, Subject to The Declaration of Covenants, Conditions and Restrictions of record in Book 6300, page 751, Doc. No. 20010808-0085078, said Register's Office, which sets forth assessments, liens and other matters, to which Declaration reference is hereby made for more particulars; but deleting any covenant, condition , conditions or restrictions would violate 42 USC 3604c.

This is improved property, known as: 613 Chelmsford Place, Nashville, Tennessee 37215

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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 15th day of October, 2004.

Bailey P. Robinson III

Laura S. Robinson

State of TENNESSEE
County of DAVIDSON

On this 15th day of October, 2004 , before me the undersigned authority, personally appeared Bailey P. Robinson III Laura S. Robinson , to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires:

CHRISTY W. IVEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Notary

State of TENNESSEE My Commission Expires JULY 21, 2007
County of DAVIDSON

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is $507,500.00

Affiant

Sworn and subscribed before me this the 15th day of October, 2004

My Commission Expires:

CHRISTY W. IVEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Notary Public

My Commission Expires JULY 21, 2007