WARRANTY DEED — **Published by Tennessee Title Company**

For and in consideration of the sum of $

FIVE HUNDRED FIFTY & 00/100 ($550.00) - DOLLARS

cash in hand paid by Henry Clay Felts and wife, Emma Felts, the receipt of which is hereby acknowledged, we, Fred Bates and wife, Donnie E. Bates,

have bargained and sold, and by these presents do transfer and convey unto the said HENRY CLAY FELTS AND WIFE, EMMA FELTS, THEIR heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows to wit:

Land in the 14th, formerly 24th, Civil District of said County, being Lot No. 1 and a triangular strip of ground west of and along the center line of Eaton's Creek Road, in an unrecorded Division of Tract No. 2 of the Fred Bates Property as shown on the survey of D. E. Boner, Surveyor, made February 18, 1947, and described as follows: Beginning at a point in the center line of Eaton's Creek Road at the common corner of Lots Nos. 4 and 5 on said survey, said point being 582.4 feet from the center intersection of said road and Old Clarksville Pike; thence North 1° 10' East 384.5 feet to a stake; thence South 85° 54' East 319.2 feet to a stake, the northeast corner of Lot No. 1 of said survey; thence South 14° 20' West 96.9 feet to the common corner of Lots Nos. 1 and 2; thence westerly, along the line between Lots Nos. 1 and 2, 280.35 feet to the center of Eatons Creek Road; thence along the center of said road and along the west line of Lots Nos. 2, 3 and 4, 300 feet to the point of beginning. Being part of the property conveyed to Fred Bates and wife, Donnie E. Bates, by deed from George Hackebeil and wife, of record in Book 1426, page 271, Register's Office for said County.



To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Henry Clay Felts and wife, Emma Felts, their heirs and assigns, forever.

And we do covenant with the said Henry Clay Felts and wife, Emma Felts, that we are lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered.

And we, Fred Bates and wife, Donnie E. Bates, do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Henry Clay Felts and wife, Emma Felts, their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hand s, 17th day of March, 1947.

Fred Bates

Donnie E. Bates

STATE OF TENNESSEE
Davidson County

Personally appeared before me, Ora A. Queen, a Notary Public in and for said County and State, the within named Fred Bates and wife, Donnie E. Bates, the bargainor s, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 17 day of March, 1947.

Commission expires April 8, 1948

Ora A. Queen
Notary Public