K 2640

10,231

$1.50

WARRANTY DEED

FROM

Ernest Felts, Sr.

and Stella Felts

TO

32980

Ernest N. Felts, Jr. et ux

REGISTER'S OFFICE

MAR 13 57

Compliments of

Community Title Company

A Division of

Insurance Company

Building

Union

TENNESSEE

DOCUMENTARY

50

For and in Consideration of the sum of Ten and No/100 ($10.00) ----------

---------- DOLLARS

Cash in hand paid by Ernest N. Felts, Jr. and wife, Dora L. Felts, the receipt of which is hereby acknowledged.

We, Ernest Felts, Sr., and wife, Stella Felts,

have bargained and sold, and by these presents do transfer and convey unto the said Ernest N. Felts, Jr., and wife, Dora L. Felts, their

heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Situated in the 10th Civil District of Davidson County, Tennessee, and more particularly described as follows:

Beginning at an iron pin in the South margin of Clarksville Highway, being the Northeast corner to Benton Binkley property and the Northwest corner of the property herein conveyed; thence South 79° 25' East 60 feet to an iron pin; thence with the center of Old Clarksville Highway South 51° 58' East 149.5 feet to an iron pin; thence south 1° 00' East 325 feet to an iron pin; thence North 85° 15' West 195.3 feet to an iron pin; thence North 1° 45' E. 412.5 feet to the point of beginning, containing 1.54 acres.

Being a part of the same property conveyed to Ernest Felts and wife, Stella Felts, by deed of J. J. Harper and wife, Rosa W. Harper, of record in Book 782, page 535, of the Register's Office of Davidson County, Tennessee.

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Ernest N. Felts, Jr., and wife, Dora L. Felts, their heirs and assigns, forever.

And we do covenant with the said Ernest N. Felts, Jr., and wife, Dora L. 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, Ernest Felts, Sr. and wife, Stella Felts, do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Ernest N. Felts, Jr. and wife, Dora L. Felts, their heirs and assigns against the lawful claims of all persons whomsoever.

Witness our hand s this 11 day of February, 1957

Ernest Felts sr.

Mrs Stella Felts

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