BK 3577

WARRANTY DEED THIS FORM FURNISHED BY ATTORNEYS TITLE CO.

For and in consideration of the sum of ($10.00)- - - - - - - - - - - - - - - - - -

TEN & NO/100- DOLLARS

Cash in hand paid by R. G. Ince, the receipt of which is hereby acknowledged, and other good and valuable consideration,

I, Carl Richard Felts (single)

_____ have bargained and sold, and by these presents do transfer and convey unto the said R. G. INCE, unmarried

his heirs 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. 173 on the Plan of Glencliff Estates, Section 7, as of record in Book 2331, page 73, Register's Office for said County.

Said Lot No. 173 fronts 106 feet on the northerly side of Wimpole Drive and extends back 214.3 feet on the easterly line and 217 feet on the westerly line, to a dead line, measuring 78 feet thereon.

Being the same property conveyed to Carl Richard Felts, by deed from Buford Walker and wife, Louise H. Walker, of record in Book 2996, page 331, said Register's Office.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said R. G. Ince, unmarried

his heirs and assigns, forever.

And I do covenant with the said R. G. Ince, unmarried

that I am lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered, except for a Deed of Trust to Waden Lackey, Jr., Trustee, of recordin Book 3354, page 233, R.O.D.C., Tennessee, securing payment of $16,400.00 plus interest, owing to Fidelity Federal Savings and Loan Ass'n.

And I, Carl Richard Felts (single)

do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said R. G. Ince, unmarried

his heirs and assigns against the lawful claims of all persons, whomsoever.

Witness my hand this 15TH day of July, 1963

Carl Richard Felts

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