WARRANTY DEED THIS FORM FURNISHED BY ATTORNEYS TITLE CO.

For and in consideration of the sum of Ten and 00/100 ($10.00) and other good and valuable consideration, receipt of which is hereby acknowledged---- - - -- -- -------- DOLLARS

John Henry Minton and wife, Nell M. Minton
have bargained and sold, and by these presents do transfer and convey unto the said Johnnie A. Felts and Mary Ruth 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 Davidson County, Tennessee, being Lot #14 on the Plan of Hidden Acres, 2nd Addition as of record in Book 2083, Page 79, Register's Office for said County.

Said Lot #14 fronts 36.11 feet on the northerly side of ~~Rubylee Drive~~ and extends back between lines 157.6 feet on the easterly side and 166.5 feet on the southwesterly side to a broken line in the rear, measuring 258.18 feet thereon.

Being the same property conveyed to John Henry Minton and wife, Nell M. Minton, by deed from F. T. Kyle and Hugh J. Bradley of record in Book 2637, Page 153.

This property is improved and known as 131 Rolyn Drive.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Johnnie A. Felts and Mary Ruth Felts
their heirs and assigns, forever.

And we do covenant with the said Johnnie A. Felts and Mary Ruth 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 unincumbered~~ subject to a note in the original amount of $10,600.00, secured by deed of trust of record in Book 2585, Page 5, R.O.D.C., Tennessee.

And we, John Henry Minton and wife Nell M. Minton
do further covenant and bind our heirs and representatives, to warrant and forever defend the title to the said land to the said Johnnie A. Felts and Mary Ruth Felts
their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hand s this 29 day of April, 19 64

John Henry Minton

Nell M. Minton

STATE OF TENNESSEE
Davidson County

Personally appeared before me, Jean J. Chandler, a Notary Public in and for said County and State, the within named John Henry Minton and wife Nell M Minton

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 29 day of April 19 64

Commission expires July 20, 1966

Jean J. Chandler
Notary Public

STATE OF TENNESSEE
Davidson County

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon (their several oaths) (his oath) acknowledged (themselves) (himself) to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that (he) (they) as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said _____ as such _____, and attesting the same by the said _____ as such _____

Witness my hand and official seal at office at _____ on this the _____ day of _____, 19:__

My commission expires _____

_____
Notary Public

WARRANTY DEED

FROM JOHN HENRY MINTON AND WIFE NELL M. MINTON

TO JOHNNIE A. FELTS AND MARY RUTH FELTS

42053

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY
STATE OF TENN

JUL 16 1 02 PM '64

NOTED: BOOK 109 PAGE 519
RECORDING FEE $ 2.00
DEP. REG. M

W.L. BAINBRIDGE CO.
LIFE AND CASUALTY TOWER
NASHVILLE, TENNESSEE

PAID JUL 16 1964
DAVIDSON COUNTY, TENN
R. E. WORRALL
COUNTY COURT CLERK

JUL 16 1964

STATE TAX $ 14.70
PROBATE 50
TOTAL $ 15.20