WARRANTY DEED ATTORNEYS TITLE COMPANY

INFORMATION FOR METROPOLITAN TAX ASSESSOR: Tax Parcel No. Oak Hill 18485
SEND TAX NOTICES TO: John R. Felts and wife, Mary S. Felts
ADDRESS: 705 Sills Court, Nashville, Tennessee.

For and in Consideration of the sum of TEN AND NO/100 ($10.00)----------
----------DOLLARS
cash in hand paid, and other good and valuable considerations to us paid, by John R. Felts and wife, Mary S. Felts, the receipt of which is hereby acknowledged,

We, John K. Majure and wife, Jennie Majure,
have bargained and sold, and by these presents do transfer and convey unto the said John R. Felts and wife, Mary S. Felts, their
heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Being Lot No. 6 on Creighton Meadows, as of record in Book 2854, page 48, Register's Office for said County, described as follows:

Beginning at a point in the south margin of Sills Drive, at the corner of Lots Nos. 6 and 7; thence west along said Drive, 99.05 feet to a concrete monument; thence around a curve, in a westerly direction 36.14 feet to another monument; and continuing with a curve in a southwesterly direction 52.05 feet to a corner of Lots Nos. 5 and 6; thence southwesterly along a line between said lots, 212.73 feet; thence easterly along the rear line of Lot No. 6, 169.22 feet to a concrete monument, a corner of Lot No. 8; thence with the line between Lots Nos. 6 and 8, in an easterly direction 75.77 feet to a corner of Lots Nos. 6 and 7; thence along the line of said Lots, 215.64 feet to the point of beginning.

Being the same property conveyed to John K. Majure and wife, Jennie Majure, by deed from James R. Read and wife, Mary L. Read, of record in Book 3309, Page 452, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to restrictive covenants of record in Book 2908, Page 183, Register's Office for Davidson County, Tennessee; Owner's

Certificate, a 75 foot minimum building setback line from Sills Drive, and a 10 foot easement for public utility purposes along the easterly and rear lines of said lot, as shown on plan of record in Book 2854, page 48, Register's Office for 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 John R. Felts and wife, Mary S. Felts, their heirs and assigns, forever.

And we do covenant with the said John R. Felts and wife, Mary S. 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, except by restrictive covenants; Owner's Certificate, setback line and easements as hereinabove set forth, subject to which this conveyance is executed, and taxes for the year 1964 which have been prorated and assumed by the Grantees herein.

And We, John K. Majure and wife, Jennie Majure, do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said John R. Felts and wife, Mary S. Felts, their heirs and assigns against the lawful claims of all persons whomsoever.

Witness our hand S this 28th day of August, 1964.

John K. Majure

Jennie Majure



STATE OF TENNESSEE
Davidson County.

Personally appeared before me, Louis D. Pride, a Notary Public in and for said County and State, the within named John K. Majure and wife, Jennie Majure,

the bargainors, 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 28th day of August, 1964.

Louis D. Pride, Notary Public

Commission Expires 5/8/67

STATE OF
County of

Personally appeared before me, , a Notary Public in and for said County and State, the within named

the bargainor, with whom I am personally acquainted, and who acknowledged that executed the within instrument for the purposes therein contained.

Witness my hand and official seal at , this day of , 19 .

, Notary Public

Commission Expires

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 (his oath / their several oaths) acknowledged (himself / themselves) 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 K. Majure et ux

TO

John R. Felts et ux

48205

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY
STATE OF TENN

AUG 28 11 17 AM '64

NOTED: BOOK 109 PAGE 298
RECORDING FEE $ 2.00
DEP. REG. 1

Mose & John R. Felts
706 Ewing Court

Attorneys TITLE COMPANY, INC.
NASHVILLE, TENN.

STATE TAX $ 40.50
PROBATE 50
TOTAL $ 41.00

AUG 28 1964

R. E. WORRALL
COUNTY COURT CLERK
DAVIDSON COUNTY, TENN.