.GTC 182021

WARRANTY DEED

BOOK 3863 PAGE 405

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Mr. & Mrs. Kenneth W. Felts (NAME)	Security Federal S & L Assn. (NAME)	14D-3360
(STREET ADDRESS OR ROUTE NUMBER)	Fifth and Union Street (STREET ADDRESS)	Map 21
(CITY) (P. O. ZONE) (STATE)	Nashville, Tennessee (CITY) (ZONE) (STATE)	Par. 2

For and in Consideration of the sum of TEN DOLLARS ($10.00) * * * * * * * * * * *

DOLLARS

and other good and valuable considerations, the receipt of all of which is hereby acknowledged,

O. A. FELTS and wife, PEARLINE FELTS,

have bargained and sold, and by these presents do transfer and convey unto the said KENNETH W. FELTS and wife, ELSIE A. 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 Civil District of Davidson County, Tennessee, described partly according to two surveys, one made March 23, 1960, by T. R. Sanford, Surveyor, and the other, not dated, made by E. L. Miller, Jr. & Co., as follows:

Beginning in the northerly margin of U. S. Highway 41-A at the westermost southeasterly corner of the property conveyed to Joe Frank Gillespie and wife, from O. A. Felts and wife, by deed of record in Book 2806, page 371, Register's Office for said County, said beginning point being also the southwesterly corner of the property described in a quitclaim deed to O. A. Felts and wife, Pearline Felts, from Joe Frank Gillespie and wife, Nancy Gillespie, of record in Book 3071, page 83, said Register's Office, and running thence, along Gillespie's easterly line and partly along a fence, north 10°30' east 382.8 feet to an iron pin in a fence, now Gillespie's interior corner; thence with a fence, along Gillespie's southerly line, south 74° east 126 feet to the northwesterly corner of a tract of land being conveyed February 19, 1965, to William E. Nunley and wife, Alice Faye Nunley; thence along Nunley's westerly line, south 11° west 362 feet, more or less, to Nunley's southwesterly corner in the northerly margin of U. S. Highway 41-A; thence with the same, north 79° west 146 feet to the beginning.

Being part of the real property conveyed to O. A. Felts and wife, Pearline Felts, by two deeds, one from Alfred Hatcher, dated April 15, 1952, filed April 16, 1952, and recorded in Book 2043, page 177, and the other from Joe Frank Gillespie and wife, dated May 13, 1960, filed May 16, 1960, and recorded in Book 3071, page 83, said Register's Office.

This conveyance is made subject to an easement granted Tennessee Natural Gas Lines, Inc. by Alfred Hatcher and wife, of record in Book 1300, page 467, said Register's Office.



unimproved ( )
This is improved (X) property, known as ..... (House Number) (Street) P. O. Address: (City or Town)

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Kenneth W. Felts and wife, Elsie A. Felts, their *heirs and assigns, forever.*

And we *do covenant with the said* Kenneth W. Felts and wife, Elsie A. 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 for 1965 Metro Taxes which have been prorated and assumed by the Buyers.

And we, O. A. Felts and wife, Pearline 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* Kenneth W. Felts and wife, Elsie A. Felts, their *heirs and assigns against the lawful claims of all persons whomsoever.*

Witness our *hand* s *this* 19th *day of* February, *19*65, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

O. A. Felts

Pearline Felts

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Reau E. Folk, Jr., a Notary Public in and for said County and State, the within named O. A. Felts and wife, Pearline Felts,

the bargainor, 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 19th day of February, 1965. Reau E. Folk, Jr., Notary Public.

Commission Expires July 26, 1966

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
COUNTY OF DAVIDSON

Before me, ..., a Notary Public of the State and County aforesaid, personally appeared....., with whom I am personally acquainted, and who, upon oath, acknowledged.....self to be..... .....of the ....., the within named bargainor, a corporation, and that .....he as such....., being authorized so to do, executed the foregoing instrument for the purpcse therein contained, by signing the name of the corporation by.....self as.....

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

.....
Notary Public

Commission Expires.....

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STATE TAX $ 15.75
PROBATE 50
TOTAL $ 16.25

FEB 23 1965

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

PAID FEB 23 1965

CT

11-55

WARRANTY DEED
REF:hs

FROM

O. A. FELTS and wife,

TO

KENNETH W. FELTS and wife,

70004

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY
TENNESSEE

FEB 23 2 12 PM
111 PAGE 89
RECORDING 2.00
DEP. REG. M

Compliments of

Guaranty Title Company

A Division of

Kansas City Title Insurance Company

American Trust Building
S. W. Cor. Third & Union
NASHVILLE, TENNESSEE