WARRANTY DEED

BOOK 4337 PAGE 978

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Mr.& Mrs. Harry D. Fairbanks (NAME)	PARTIES AT OPPOSITE	Map. 91-13
7330 Charlotte Ave., (STREET ADDRESS OR ROUTE NUMBER)	ADDRESS (ADDRESS)	Par. 152
Nashville, Tenn. 37209 (CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	PW

For and in Consideration of the sum of TEN THOUSAND TWO HUNDRED($10,200.00)--*DOLLARS*
of which amount $3,084.36 is cash in hand paid by the grantees, the receipt of which is hereby acknowledged, and for the balance the grantees have assumed and agreed to pay the indebtedness in the amount of $7,115.64 to the First Federal Savings & Loan Ass'n. which is secured by a first mortgage on the property herein conveyed, evidenced by a deed of trust from Gerald R.Burgess, et ux, to T.I.Holman Jr., Trustee, of record in book 3273,page 479, Reg. Off. for Davidson County, Tennessee; we, Lee P.Felts and wife, Bettye M.Felts *have bargained and sold, and by these presents do transfer and convey unto the said* Harry D. Fairbanks and wife, Mildred J. Fairbanks, their--*heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:*

Being lot Nos. 4, 5 and 6, of Block M., on the Map of Croleywood Subdivision, Section Two, as of record in book 1130, page 100, Register's Office for said County.
Said lots adjoin and front together 180 feet on the northeasterly side of West Bend Drive, and run back between lines, 126.5 feet on the southerly line of lot No. 4, and 98.8 feet on the northerly line of lot No. 6, to a dead line in the rear, which is a broken line, measuring a total of 184.2 feet thereon.
Being the same property conveyed to Lee P. Felts and wife, Bettye M. Felts, by deed from Jim Stevens, of record in book 3889, page 795, said Register's Office.
This conveyance is made subject to sanitary sewer easement granted the City of Nashville by deed from Gerald Burgess and wife, of record in book 3530, page 252, a ten-foot easement for public utilities, a 30 foot building setback line from West Bend Road, and conditions of owners certificate as shown on plan of record in book 1130, page 100, and restrictive covenants contained in an instrument of record in book 1358, page 141, all of which are recorded in the Regigters Office for said County.

This is unimproved ( ) improved (X) property, known as 508 (House Number) West Bend Drive, (Street) Nashville, (P. O. Address) Tennessee (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 Harry D. Fairbanks and wife, Mildred J. Fairbanks, their-- *heirs and assigns, forever.*

And we *do covenant with the said* Harry D. Fairbanks and wife, Mildred J. Fairbanks *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 as aforestated, and for 1969 taxes which have been pro-rated and grantees assume. The escrow account with First Fed. Sav.& Loan Ass'n. it transferred to grantees.

And we, Lee P. Felts and wife, Bettye M. 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* Harry D. Fairbanks and wife Mildred J.Fairbanks, their *heirs and assigns against the lawful claims of all persons whomsoever.*

Witness our *hand* s *this* 29th *day of* May, *19*69.

~~caption of any party is being a corporation and the seal thereof~~ ~~said day and date.~~

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

The actual consideration or value, whichever is greater, for this transfer is $ 10,200.00

[signature]
Affiant

Subscribed and sworn to before me, this the 29th day of May 1969

[signature]
Notary Public

My Commission Expires: Nov 24, 1971 (Affix Seal)

[signatures]

This instrument was prepared by
E. T. Holmes Jr., Atty. 703 Stahlman
Bldg. Nashville, Tenn

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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, [illegible] McPherson, *a Notary Public in and for said County and State,* Lee P. Felts and wife, Bettye M. Felts

the within named 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, Davidson County, *Tennessee, this* 21 *day of* May, *19*69.

[signature] *Notary Public*

Commission expires 11/1/71

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 purpose therein contcined, 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 .....

MAY29'69 CONV 10,200.00
MAY29'69S'TAX B* 26.52
MAY29'69PRTEE B* .50
MAY29'69 W'DEED B* 3.00 * 30.02

WARRANTY DEED

FROM

TO

A 42664

IDENTIF. REFERENCE

MAY 29 3 35 PM '69

FELIX Z. ELSON II REGISTER
DAVIDSON COUNTY, TENN.

Compliments of

Guaranty Title

Office of
Chicago Title Insurance Company
American Trust Bldg.—S. W. Corner
Third & Union
Phone 256-2656
NASHVILLE, TENNESSEE