BOOK 4369 PAGE 151 FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 10,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19 DAY OF Sept., 1969

Notary Public

MY COMMISSION EXPIRES: April 26, 1972

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
J. J. Foley, Jr., Attorney's Title Co., 105 Stahlman Bldg., Nashville, Tennessee
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Ralph Landrum (NAME)	National Mortgage Company (NAME)	Map 43-14
243 Hillcrest Drive (STREET ADDRESS OR ROUTE NUMBER)	4041 Knight Arnold Road (STREET ADDRESS)	Pcl. 176
Nashville, Tennessee (CITY) (STATE) (P. O. ZIP)	Memphis, Tennessee 38118 (CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Charles V. Felts and wife, Peggy Felts

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Ralph Landrum and wife, Sara Ann Landrum

HEREINAFTER CALLED THE GRANTEES, 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. 40, 41 and 42, Block "B" on the Map of Yowell Place on Old Hickory Boulevard as of record in Book 974, page 61, Register's Office for Davidson County, Tennessee.

Said Lot Nos. 40, 41 and 42 adjoin and front together 75 feet on the easterly side of Hillcrest Drive and extends back 383 feet 4 inches on the north line of Lot No. 40 and 381 feet 6 inches on the south line of Lot No. 42 to a dead line in the rear measuring 75 feet thereon.

Being the same property conveyed to Charles V. Felts by deed from Raymond H. Johnson and wife, Lucille J. Johnson of record in Book 2856, page 453, deed of correction in Book 2883, page 633, Register's Office for Davidson County, Tennessee.

Peggy Felts, the wife of Charles V. Felts, joins in this conveyance for the sole and express purpose of waiving any and all rights that she might have and be entitled to in the above described property, especially her marital rights.

This is { unimproved (X) improved } property, known as 243 Hillcrest Drive, Nashville, Tennessee
(House Number) (Street) (P. O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever; and we do covenant with the said GRANTEES 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, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hand s this 19th day of September, 19 69

Charles V. Felts
Charles V. Felts

Peggy Felts
Peggy Felts

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STATE OF TENNESSEE
Davidson County

Personally appeared before me, John WARNER White, a Notary Public in and for said County and State, the within named Charles V. Felts and wife, Peggy Felts

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 19th day of September 1969

Commission expires April 26, 1972

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) acknowledged (themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that (he) 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 CHARLES V. FELTS, ET UX

TO RALPH LANDRUM, ET UX

455946

IDENTIF. REFERENCE

OCT 1 2 20 PM '69

FELIX Z. WILSON JR REGISTER
DAVIDSON COUNTY, TENN.

Attorneys Title Company
Title Guaranteed
NASHVILLE, TENN.

O&B

O&B cons $10,500.00
O&B S Int 2330
O&B Pr. Rel 50
O&B W. Deed 3.00
30.80