BOOK 4392 PAGE 266

WARRANTY DEED

This Instrument Was Prepared By
DENNEY, LACKEY, CHERNAU & CASTLEMAN
218 Third Avenue, North
Nashville, Tennessee

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	TAX PARCEL NUMBERS
Clyde Bracey Felts, II	First Federal Sav. & Loan	Map 72-6
(NAME) 1015 Thomas Avenue	(NAME) Union at Fourth	Par 147
(STREET ADDRESS OR ROUTE NUMBER) Nashville, Tennessee	(STREET ADDRESS) Nashville, Tennessee 37219	
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of Ten and----------00/100 ($10.00)---------- *Dollars,* cash in hand paid by the grantees; CLYDE BRACEY FELTS, II, and wife, JANICE D. FELTS, and other good and valuable considerations, receipt of which is hereby acknowledged; including the assumption of a Deed of Trust executed by Rufus L. W. Pierce and wife, to T. I. Holman, Jr., Trustee, dated December 2, 1968, in the original amount of $8,700.00, of record in book 4291, page 322, Register's Office for Davidson County, Tennessee; payable as therein specified;

We, RUFUS L. W. PIERCE, and wife, SHIRLEY M. PIERCE,

have this day bargained and sold, and do hereby transfer and convey unto the said CLYDE BRACEY FELTS, II, and wife, JANICE D. FELTS,

(successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being the east 62-1/2 feet of Lot No. 8 on the Map of H. J. Childer's Subdivision of the J. H. Ambrose Tract, of record in book 332, page 134, Register's Office for said County.

Said part of said lot No. 8 fronts 62-1/2 feet on the north side of Thomas Street, as widened, and runs back between parallel lines, 177 feet, more or less, to a dead line.

Being the same property conveyed to Rufus L. W. Pierce and wife, Shirley M. pierce, by deed from Harry David Dotson and wife, of record in book 4291, page 320, said Register's Office.

$ 9,907.58

STATE OF TENNESSEE }
COUNTY OF DAVIDSON } The actual consideration or value whichever is greater, for this transfer is $

Subscribed and sworn to before me, this the 17th day of January 19 70.

Affiant: Clyde Bracey Felts II

My commission expires: July 29 1970 (Affix Seal)

Notary Public: Archie L. Hutton

This is unimproved ( ) improved (X) property, known as 1015 Thomas Avenue, Nashville, Tennessee. (House Number) (Street) P. O. Address: (City or Town)

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said CLYDE BRACEY FELTS, II, and wife, JANICE D. FELTS, their *(successors), heirs and assigns forever.* We *covenant that* we are *lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered,* except as hereinbefore stated.

We *further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to said real estate to said* CLYDE BRACEY FELTS, II, and wife, JANICE D. FELTS, their *(successors), heirs and assigns, against the lawful claims of all persons.*

Witness our hand s *this* 17th *day of* January, 19 70, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Rufus L.W. Pierce

Shirley M. Pierce

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Archie L. Hutton, *a Notary Public in and for said County and State,* Rufus L. W. Pierce, and wife, Shirley M. Pierce,

*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, *Tennessee this* 14th *day of* January, *19*70

Archie L. Hutton
Notary Public

Commission expires July 29, 1970

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 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 .....

JAN 19 70 CONV *9,907.58
JAN 19 70 S'TAX A* 25.74
JAN 19 70 PR'FEE A* .50
JAN 19 70 W'DEED A* 3.00 * 29.24

A 66244

IDENTIF. T REFERENCE

JAN 19 9 49 AM '70

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Please return to: HUTTON REALTY CO., 935 Woodland St., Nashville, Tenn. 37206

WARRANTY DEED

FROM

RUFUS L. W. PIERCE, ET UX,

TO

CLYDE BRACEY FELTS, II, ET UX.

Compliments of

Guaranty Title

Office of

Chicago Title Insurance Company

American Trust Bldg.—S. W. Corner
Third & Union
Phone 256-2656
NASHVILLE, TENNESSEE

HUTTON Realty Co.

935 WOODLAND STREET
NASHVILLE, TENNESSEE 37206
228-2691