WARRANTY DEED

BOOK 4579 PAGE 507

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO	MAP PARCEL NUMBERS
Fred Felts (NAME)	Guaranty Mortg. Co. (NAME)	Map 161-4
533 Highcrest Dr. (STREET ADDRESS OR ROUTE NUMBER)	311 - 7th Ave N. (STREET ADDRESS)	Par 102
Nashville (CITY) Tenn. (P. O. ZONE) (STATE)	Nashville (CITY) Tenn. (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00)---------- Dollars,

and other good and valuable considerations accepted as cash, receipt of which is hereby acknowledged, including the assumption to pay an indebtedness as evidenced by an instrument of record in Book 3990, page 104, Register's Office for Davidson County, Tennessee.

We, George M. Johnson and wife, Lucile B. Johnson,

have this day bargained and sold, and do hereby transfer and convey unto the said

Fred Felts and wife, Jeanne Marie Felts,

their ~~EXECUTORS~~, heirs and assigns,

certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being Lot No. 8 on the Plan of Tusculum Fields Subdivision, as of record in Book 2330, page 16, Register's Office for Davidson County, Tennessee.

Said Lot No. 8 fronts 77 feet on the northerly side of Tusculum Road and runs back between lines measuring 181 feet on the westerly line and 185 feet on the easterly line to a dead line in the rear measuring 64 feet thereon.

Being the same property conveyed to George M. Johnson and wife, Lucile B. Johnson, by deed from Billy G. Wright and wife, Willie Paulette Murphy Wright, of record in Book 4553, page 465, said Register's Office.

It is agreed and understood that the escrow account in connection with the aforesaid indebtedness is hereby transferred to said purchasers. Insurance on said property is transferred to said purchasers.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater for this transfer is $ 14,656.54

Subscribed and sworn to before me, this the 28 day of Feb. 1972

Affiant George M. Johnson

My commission expires: Jan 24 1976 (Affix Seal)

Notary Public Shirley Standley

This is unimproved ( ) improved ( ) property, known as ..... (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

Fred Felts and wife, Jeanne Marie Felts

their ~~EXECUTORS~~,

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 noted above.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said

Fred Felts and wife, Jeanne Marie Felts, their

~~EXECUTORS~~, heirs and assigns, against the lawful claims of all persons.

Witness our hand S this 23rd day of February, 1972, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

George M. Johnson

Lucile B. Johnson

This Instrument Was Prepared By

Phillip Saindon (cp)

Of The Law Firm Pedigo & Saindon

Stahlman Building; Nashville, Tennessee

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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Paul E Johnson, a Notary Public in and for said County and State, George M. Johnson and wife, Lucile B. Johnson

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 23rd day of February, 19 72.

My Commission Expires August 11, 1973

Commission expires

Paul E Johnson Notary Public

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

FEB28 72 CONV 14,656.59
FEB28 72 S'TAX A* 38.22
FEB28 72 PR'FEE A* .50
FEB28 72 W'DEED A* 4.00 * 42.72

WARRANTY DEED

FROM

GEORGE M. JOHNSON, ET UX

TO

FRED FELTS, ET UX

B 49919

IDENTIF. REFERENCE

FEB 28 9 45 AM '72

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

RUSH

Compliments of

Guaranty Title

Office of

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

PEDIGO & SAINDON