WARRANTY DEED

BOOK 4604 PAGE 117

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO	MAP PARCEL NUMBERS
James Felts, Junior et ux	Security Federal	Map 43-5
(NAME)	(NAME)	
707 Delaware Avenue	500 Union Street	Par. 237
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Madison, Tenn. 37115	Nashville, Tennessee 37219	
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	Pd

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

cash in hand paid by the grantees, and other good and valuable consideration, the receipt of all of which is hereby acknowledged by the grantor, I,

OSCAR KIDD et ux, Katie F. Kidd

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

JAMES FELTS, JUNIOR, and wife, JEAN FELTS, their

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

TRACT I: being Lot No. 17 of Block "B" on the Map of Cedar Crest Estates, as of record in Book 974, page 15, Register's Office for said County. Said Lot No. 17 fronts 101 feet on the westerly side of Delaware Avenue and runs back between parallel lines 191.5 feet to a dead line.

TRACT II: Being the southerly 6 feet of Lot No. 18 of Block "B" on the Map of Cedar Crest Estates, as of record in Book 974, page 15, Register's office for said County.

Being the same two tracts conveyed to Oscar Kidd by deed from James A. O"Hara, District Director of Internal Revenue for the District of Nashville, Tennessee, of record in Book 4597, page 858, Register's Office for Davidson County, Tennessee.

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

The actual consideration or value whichever is greater, for this transfer is $ 15,900.00

Subscribed and sworn to before me, this the 17th day of May 1972

Affiant James Felts Jr.

My commission expires: 1/20/74 (Affix Seal)

Notary Public

This is unimproved ( ) improved (X) property, known as 707 Delaware Avenue, Madison, Tenn. 37115 (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

JAMES FELTS, JUNIOR, and wife, JEAN FELTS, their

(successors), heirs and assigns forever. I *covenant that* I am *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 for 1972 Davidson County taxes which are a lien.

I *further covenant and bind* myself, my *heirs and representatives, to warrant and forever defend the title to said real estate to said*

JAMES FELTS, JUNIOR, and wife, JEAN FELTS, their

(successors), heirs and assigns, against the lawful claims of all persons.

Witness my *hand this* 17th *day of* May, *19* 72 *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Oscar Kidd

Katie F. Kidd

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Marvin M. Almon, a Notary Public in and for said County and State, OSCAR KIDD and Katie F. Kidd

the within named 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 17 day of May, 1972.

Commission expires 3/3/74 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.....

WARRANTY DEED

FROM

OSCAR KIDD, Grantor

TO

JAMES FELTS, JUNIOR, et ux
JEAN FELTS, Grantees

MAIL: James Felts Jr.
Mr. Delivered
Madison Tenn. 37115

60674

IDENTIF. REFERENCE

MAY 24 3 03 PM '72

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

MAY24'72 CONV 15,900.00
MAY24'72 S'TAX A* 41.34
MAY24'72 PR'FEE A* .50
MAY24'72 W'DEED A* 4.00 * 45.84

Compliments of

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

This instrument prepared by
FRASER & EDWARDS, Attorneys
Plaza Professional Bldg.
Madison, Tennessee 37115