BOOK 4626 PAGE 85

FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 19,185.94

José Montalvo Jr.
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5 DAY OF August, 1972.

A. Braden Floyd
Notary Public

MY COMMISSION EXPIRES: 7-31-73

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
A. Braden Floyd, Jr., Atty., 338 White Bridge Rd., Nashville, Tenn.
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jose Montalvo, Jr. (NAME)	ADVANCE Mtg Co (NAME)	
142 37TH AVE NO (STREET ADDRESS OR ROUTE NUMBER)	P.O. Box 146 (STREET ADDRESS)	104-1
Nashville, Tennessee (CITY) (STATE) (P. O. ZIP)	DETROIT, MICH (CITY) (STATE) (ZIP)	143

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, E. H. Felts and wife, Opal Felts

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Jose Montalvo, Jr. and wife, Bertha M. Montalvo

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:

LAND in Davidson County, Tennessee, being the northerly 25 feet of Lot No. 26 and Lot No. 27 on the Map of Westdale Subdivision, as of record in Book 547, page 50, Register's Office for said County.

SAID part of said Lot No. 26 and Lot No. 27 adjoin and front together 75 feet on the easterly side of 37th Avenue North, formerly Pilcher Avenue, and runs back between parallel lines 150 feet to an alley.

BEING the same property conveyed to E. H. Felts and wife, Opal Felts by deed from William Thomas Luna and wife, Anna Faye Thomas Luna of record in Book 4393, page 867, Register's Office for Davidson County, Tennessee.

The grantees agree andassume to pay the unpaid balance of a mortgage of record in Trust Deed Book 3512, page 29, said Register's Office.

unimproved ( )
This is improved (X) property, known as 162 37th Avenue North Nash., Tenn.
(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 5 day of August, 19 72

E. H. Felts Opal C. Felts

STATE OF TENNESSEE
Davidson County

BOOK 4626 PAGE 86

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named E. H. Felts and wife, Opal Felts

the bargainors, 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 5 day of August 1972.

Commission expires 7/31/73

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 (his oath) (their several oaths) acknowledged (himself) (themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that (he) (they) 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
E. H. FELTS AND WIFE,
OPAL FELTS

TO
JOSE MONTALVO, JR. AND
WIFE, BERTHA M. MONTALVO

B 70656

IDENTIF. REFERENCE

AUG 8 1 52 PM '72

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Fil. C. Braden Agt.

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

AUG-8	CONV	13,185.94			
AUG-8	STAX		A*	34.32	
AUG-8	RFEE		A*	.50	
AUG-8	DEED		A*	4.00	* 38.82