WARRANTY DEED

BOOK 4626 PAGE 104

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
William N. Felker (NAME)	Same (NAME)	7DA-44850
3611 Trimble Road (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, Tennessee (CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of $32,500.00 paid by William N. Felker and wife, Hermina D. Felker to S. A. Delmus Austin and wife, Lois A. Austin~~s~~, the receipt of which is hereby acknowledged, we, S. A. Delmus Austin and wife, Lois A. Austin,

have this day bargained and sold, and do hereby transfer and convey unto the said William N. Felker and wife, Hermina D. Felker, their ..... *(successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:*

Land in Davidson County, Tennessee, being Lot No. 9 on the Map of Larkway Gardens Subdivision, of record in book 2133, page 6, Register's Office for Davidson County, Tennessee.
Said Lot No. 9 fronts 122 feet on the southerly side of Trimble Road and runs back between lines 316.00 feet on the easterly side and 397 feet on the westerly side, to a dead line in the rear which is an irregular line, measuring 144.8 feet thereon.

Being the same property conveyed to S. A. Delmus Austin and wife, Lois A. Austin, by deed from Clarence C. Adams and wife, Irene H. Adams, of record in book 2338, page 518, 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 $ 32,500.00

Subscribed and sworn to before me, this the 7th day of August 19 72

Affiant W. N. Felker

My commission expires My Commission Expires October 29, 1975 (Affix Seal)

Notary Public Joel Riggs

This is unimproved ( ) improved (X) property, known as 3611 (House Number) Trimble Road (Street) Nashville, Tennessee 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 William N. Felker and wife, Hermina D. Felker, 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 for easements and restrictions of record and taxes for 1972 which are hereby assumed by the grantee.

We *further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to said real estate to said* William N. Felker and wife, Hermina D. Felker, their *(successors), heirs and assigns, against the lawful claims of all persons.*

Witness our hand S this 7th day of August, 19 72

S. A. Delmus Austin Lois A. Austin

This instrument prepared by

Law Office

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Joel Riggs *a Notary Public in and for said County and State,* S. A. Delmus Austin and wife, Lois A. Austin,

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* 7th *day of* August, *19*72.

Commission expires My Commission Expires October 29, 1975 *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 .....

AUG-8?2	CONV	32,500.00			
AUG-8?2	S'TAX		A*	84.50	
AUG-8?2	PR'FEE		A*	.50	
AUG-8?2	W'DEED		A*	4.00	* 89.00

B 70664

↑
IDENTIF. REFERENCE

AUG 8 2 13 PM '72

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

WARRANTY DEED

FROM

S. A. Delmus Austin, et ux

TO

William N. Felker, 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

THOMAS & COMPANY
REALTORS
J. C. Bradford Building
NASHVILLE, TENN. 37219