BOOK 4690 PAGE 298 Form No. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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

$52,250.00 Jerry A. Felts
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 19th DAY OF March, 1973

W.K. Georgas, Jr.
Notary Public W. K. Georgas, Jr.

MY COMMISSION EXPIRES: 5/10/75
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Edward Seddon, Attorney — 480 James Robertson Pkwy. -Nashville, Tennessee 37219
NAME — ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jerry A. Felts et ux (NAME)	Mortgage Associates, Inc. (NAME)	7DA-45915
4323 Esteswood Drive (STREET ADDRESS OR ROUTE NUMBER)	P. O. Box 28146 (STREET ADDRESS)	130-8
Nashville, Tenn. 37215 (CITY) (STATE) (P. O. ZIP)	Atlanta, Georgia 30328 (CITY) (STATE) (ZIP)	4

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, Carl W. Thomas et ux Katherine D. Thomas

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Jerry A. Felts et ux Ellen H. Felts

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:

BEING Lot No. 23 on the Plan of Esteswood Estates, as of record in Book 1835, Page 101, Register's Office, Davidson County, Tennessee.

BEGINNING at a point in the westerly margin of Esteswood Lane, at the common corner of Lots 22 and 23; thence with the line between said lots, westerly 251.2 feet to a point; thence southerly 125 feet to an iron pin in the northerly margin of Trimble Road; thence with the margin of the same, easterly 226 feet to a point at the beginning of a curve; thence around said curve, northeasterly 39.3 feet to a point in the westerly margin of Esteswood Lane; thence with the margin of the same, northerly 100 feet to the beginning.

BEING the same property conveyed to Carl W. Thomas et ux Katherine D. Thomas by deed from Mark O. Thompson, et ux Alicia B. Thompson as of record in Book 3886, Page 320, Register's Office, Davidson County, Tennessee.

THIS conveyance subject to the restrictions as of record in Book 1090, Page 98, Register's Office, Davidson County, Tennessee.

This is unimproved ( ) improved (X) property, known as 4323 Esteswood Drive, Nashville, Tennessee 37215
(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 hands this 19th day of March, 1973

Carl W. Thomas: Carl W. Thomas

Katherine D. Thomas: Katherine D. Thomas

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, W. K. Georgas, Jr., a Notary Public in and for said County and State, the within named Carl W. Thomas et ux Katherine D. Thomas

the 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 19th day of March 19 73

Commission expires 5/10/75

Notary Public W.K.Georgas,Jr.

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 (his oath) (himself) upon (their several oaths) acknowledged (themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that (he) as such _____ and _____, being authorized so to do, executed the foregoing instrument for the (they) 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

CONV
52,250.00
A* 135.72
A* .50
A* 4.00 * 140.22
WDEED

B 9 8 8 4 8

IDENTIF. REFERENCE

MAR 20 10 29 AM '73

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

WARRANTY DEED

FROM
CARL W. THOMAS et ux

TO
JERRY A. FELTS et ux

Edward Seddon
Attorney-at-Law
480 James Robertson Parkway
Nashville, Tennessee 37219