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ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS:
James E. Davidson, et ux (NAME)	Same (NAME)	
4209 Dakota Avenue (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	91-16
Nashville, Tenn. 37209 (CITY) (STATE) (ZIP CODE)	(CITY) (STATE) (ZIP CODE)	277 Pat

WARRANTY DEED

For and in consideration of the sum of Sixty-Five Hundred and 00/100 ($6500.00) **DOLLARS**

cash in hand to us this day paid by James E. Davidson and wife, Shirley G. Davidson, receipt of all of which is hereby acknowledged, we, Oscar B. Felts and wife, Jean Marie Felts,

have bargained and sold, and by these presents do transfer and convey unto the said James E. Davidson and wife, Shirley G. Davidson,

the GRANTEES herein, their heirs and assigns, a certain tract or parcel of land in Davidson **County, State of Tennessee, described as follows:**

Being Lot No. 110 Block 5 on the Map of Charlotte Park Company's First Addition to West Nashville, of record in Book 57, page 103, Register's Office for said County.

Said lot fronts 50 feet on the southerly side of Dakota Avenue and runs back between parallel lines 150 feet to an alley.

Being the same property conveyed to Oscar B. Felts and wife, Jean Marie Felts, by deed from William A. Cox and wife, of record in Book 4228, page 364, said Register's Office.

This is unimproved ( ) improved (X) **property, known as** 4209 Dakota Avenue (House Number) (Street)
Nashville, Tenn. 37209 (P. O. Address) (City or Town) (Zip Code)

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.

Whenever 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 30th **day of** April, **19** 73.

X Oscar B Felts

X Jean Marie Felts

STATE OF TENNESSEE
COUNTY OF Davidson

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Personally appeared before me, Harold E. Collins, a Notary Public in and for said County and State, the within named Oscar B. Felts and wife, Jean Marie Felts,

the 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, this 30th day of April, 19 73.

My commission expires 7-28-74 Notary Public Harold E Collins

STATE OF TENNESSEE
COUNTY OF

MAY-4 CONV *6,500.00
MAY-4 S TAX A* 16.90
MAY-4 PR FEE A* .50
MAY-4 W DEED A* 4.00 * 21.40

Before me, a Notary Public of the State and County aforesaid, personally appeared with whom I am personally acquainted, and who, upon oath, acknowledged to be and respectively of the, the within named bargainor, a corporation, and that as such and, being authorized so to do, executed the foregoing instrument for the purpose 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 seal, at office in, this day of, 19.

Notary Public

Commission expires

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration for this transfer or value of property (whichever is greater) is $ 6500.00
This is equal to or greater than the property would bring at a fair and voluntary sale.

Harold E Collins

Sworn to and subscribed before me this 3rd day of May, 1973.

My commission expires 1-30-74 Notary Public Jack H Campbell Jr.

This instrument was prepared by:

Name	Address
Harold E. Collins, Attorney	802-51st Avenue North, Nashville, Tenn.37209

WARRANTY DEED

FROM OSCAR B. FELTS, ET UX

TO JAMES E. DAVIDSON, ET UX
Mail Grace Capital Corp
5201 Charlotte Ave
Nashville Tenn

TENNESSEE TITLE COMPANY
Suite 2114 — Parkway Towers
404 James Robertson Parkway
NASHVILLE, TENNESSEE 37219

C 05116

CERTIF. REFERENCE

4 9 56 AM '73

FILED
PATRICK Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.