PLEASE RETURN TO
ENTREKIN, JOHNSON & HOLLAND
2011 PARKWAY TOWERS BUILDING
NASHVILLE, TENNESSEE 37219

PREPARED BY:
A. BRADEN FLOYD, JR. ATTY.
333 WHITE BRIDGE ROAD
NASHVILLE, TN 37209

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FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $22,500

Joseph L Downing
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2nd DAY OF October 19 73.

Notary Public

MY COMMISSION EXPIRES: 5-1-[illegible]
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Joseph L. Downing (NAME)	First and Mid-South Mortgage Co (NAME)	Map 128-10
7912 Stallion Drive (STREET ADDRESS OR ROUTE NUMBER)	P. O. Box 2568 (STREET ADDRESS)	Par. 30
Nashville, Tennessee (CITY) (STATE) (P. O. ZIP)	Nashville, Tennessee 37219 (CITY) (STATE) (ZIP)	

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, Gerald Michael Felts and wife, Lila Lea Felts

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO JOSEPH L. DOWNING and wife, LYNDA J. DOWNING

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. 77 on the Plan of Stacy Square, Section 2, as of record in Book 4175, page 30, Register's Office for said County, to which said plan reference is hereby made for a complete legal description.

BEING the same property conveyed to Gerald Michael Felts and wife, Lila Lea Felts by deed from C & S Builders, Inc., a Tennessee Corporation of record in Book 4510, page 903, Register's Office for Davidson County, Tennessee.

C & S Builders, Inc. joins in execution of this deed for the purpose of correcting plat page no. as shown on deed of record in book 4510, page 903 in register's office for said county.

This conveyance is made subject to the plan of record which shows an owners certificate, a 30-foot minimum building setback line from Stallion Drive and a 5-foot easement for public utility and drainage purposes along the easterly side line of said lot, and a 30-foot easement for public utility and drainage purposes along the rear line of said lot, a 2 1/2 x 25-foot utility anchor easement located on the southwest corner of said lot; restrictions of record in Book 4379, page 833; Book 4265, page 777, said REgister's Office.

unimproved ( )
This is improved ( ) property, known as 7912 Stallion Drive Nashville, Tennessee
(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 27th day of September, 19 73

Gerald Michael Felts

Lila Lea Felts

C & S Builders, Inc. by John E. Cain, III, President

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STATE OF TENNESSEE
Davidson County

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Gerald Micheal Felts and wife, Lila Lea 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, Tennessee, this 27th day of September 1973

Commission expires 10-31-76

Dorothy M. Bass
Notary Public

STATE OF TENNESSEE
Davidson County

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared John E. Cain, III with whom I am personally acquainted and who upon (his oath) acknowledged (himself) to be the President of the C & S Builders, Inc. the within named bargainor, a corporation, and that (he) as such President, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said John E. Cain, III as such President.

Witness my hand and official seal at office at Nashville on this the 27th day of September, 1973

My commission expires 6-8-75

Notary Public

WARRANTY DEED

FROM
GERALD MICHEAL FELTS AND WIFE,

TO
LILA LEA FELTS

C 2 6 3 6 3

IDENTIF. REFERENCE

OCT 3 2 40 PM '73
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

OCT-3	CONV	22,500.00			
OCT-3	S'TAX		A*	58.50	
OCT-3	PR'FEE		A*	.50	
OCT-3	W'DEED		A*	4.00	* 63.00

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.