M 123
P. 74-79
PW

Buyer

I, or we, hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater is $ 87,500.00 which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

Susan S. Felts
Affiant

Subscribed and sworn to before me this the 17th day of June 1974

J. Head
Dep. Register

This Instrument Prepared By The Law Firm Of WOOLARD & BISHOP Lebanon, Tennessee

SEND TAX BILLS TO:

STEPHEN K. FELTS,
RFD #1, Baker's Grove Rd.,
Hermitage, Tenn. 37076.

BOOK 4825 PAGE 750

DEED

For and in consideration of the sum of $81,875.00, we, BARTHOLOMEW F. McCARTHY and wife, JANE G. McCARTHY, have bargained and sold, and do hereby transfer and convey unto STEPHEN K. FELTS and wife, SUSAN S. FELTS, their heirs and assigns, certain property situated and lying in the 4th Civil District of Davidson County, Tennessee, described according to a survey made by Gary R. Cummings, Surveyor, May 14, 1968, as follows:

BEGINNING on the southerly margin of Baker's Grove Road, said point being the northeast corner of the J.S. Wright property; thence with said Wright's eastern boundary line, South 3 degrees 49 minutes West 614.1 feet to said Wright's southeast corner; thence with Wright's southern boundary line North 87 degrees 29 minutes West 827.5 feet; thence South 2 degrees 21' West 791.4 feet; thence South 87 degrees 16 minutes East 821.8 feet; thence North 3 degrees 53 minutes East 327.6 feet; thence South 83 degrees 08 minutes East 269.7 feet; thence North 12 degrees 23 minutes East 449 feet; thence North 5 degrees 56 minutes East 106.3 feet; thence North 79 degrees 50' West 203.1 feet; thence North 4 degrees 08' East 315.9 feet; thence North 25 degrees 34' East 176.4 feet to the southerly margin of Baker's Grove Road; thence with the same northwesterly 255.95 feet to the beginning, containing 21 acres, more or less, being the same property that was conveyed to sellers

under deed from James Edward Eakes and wife of record in Book 4238, Page 773, Register's Office of Davidson County, Tennessee.

This property is encumbered by two items of mortgage indebtedness, one held by Home Federal Savings & Loan Association of Nashville, of record in Trust Deed Book 4599, Page 459, Register's Office of Davidson County, Tennessee, and the other held by James Edward Eakes and wife, of record in Book 4238, Page 781, of said Office. On the first mentioned deed of trust, there is a balance owing of $30,437.54, and on the second mentioned deed of trust, there is a balance owing of $21,000.00, both of which items of indebtedness, the purchasers expressly assume and agree to pay as a part of the aforesaid consideration for this conveyance. The remaining portion of the consideration is paid in cash.

TO HAVE AND TO HOLD said property, together with all improvements and appurtenances thereunto belonging, unto the said STEPHEN K. FELTS and wife, SUSAN S. FELTS, their heirs and assigns, forever.

WE COVENANT with said grantees that we are lawfully seized and possessed of said property; that we have a good and lawful right to make this conveyance; that the property is clearand unencumbered except as herein set our; and we will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

Escrow deposits on taxes and insurance in the hands of Home Federal Savings & Loan Association are hereby transferred to the purchasers, and purchasers assume payment

of taxes and insurance when due. POSSESSION will be given on or before July 1, 1974.

Witness our hands this 14th day of JUNE, 1974.

Bartholomew F. McCarthy

Jane G. McCarthy

659105

IDENTIF. REFERENCE

JUN 17 3 59 PM '74

FELIX WILSON JR REGISTER DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary Public for and in said state and county, the within-named bargainors, BARTHOLOMEW F. McCARTHY and wife, JANE G. McCARTHY, with both of whom I am personally acquainted, and who each acknowledged to me the execution of the foregoing instrument for the purposes therein contained.

Witness my hand and official seal this 14th day of JUNE, 1974.

Notary Public

My commission expires: 8-10-77

JUN 17	CONV	87,500.00		
JUN 17	S'TAX		A* 227.50	
JUN 17	PR'FEE		A* .50	
JUN 17	W'DEED		A* 6.00	* 234.00