THIS INSTRUMENT PREPARED BY:

DAVID B. HERBERT
NASHVILLE, TENN.

BOOK 4843 PAGE 13

# WARRANTY DEED

REAU E. FOLK, JR. FORM

| MAP-PARCEL NUMBER(S) | NAME AND ADDRESS OF NEW OWNER(S) | SEND TAX BILLS TO |
|---|---|---|
| 15-14-57 | Mr/Mrs Ronnie R. Felts<br>3430 Buckley Rd | Same |
| FIELD BOOK NUMBER(S) | STREET ADDRESS OF SUBJECT PROPERTY (IF IMPROVED) | LOAN OR ACCOUNT NO. |
| 14D-51925 | Goodlettsville Tenn | PROPERTY IS ☒ IMPROVED ☐ UNIMPROVED |

EACH BOOK AND PAGE NUMBER REFERRED TO HEREIN, UNLESS OTHERWISE DESIGNATED, IS IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

For and in consideration of the sum of TEN DOLLARS ($10.00) and other good and valuable considerations, the receipt of which is hereby acknowledged,

| | | | | | |
|---|---|---|---|---|---|
| AUG 13 | CONV | 24,000.00 | | | |
| AUG 13 | S'TAX | | A* | 88.40 | |
| AUG 13 | PR'FEE | | A* | .50 | |
| AUG 13 | W'DEED | | A* | 4.00 | * 92.90 |

H. R. POTTER and wife, SALLIE C. POTTER

hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto RONNIE R. FELTS and wife, SANDRA A. FELTS

hereinafter called the Grantee, his heirs, successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being Lot No. 17 on the Plan of William Hills Subdivision, Section 2, as of record in Book 4460, page 62.

BEGINNING at a point in the westerly margin of Milliken Drive at the common corner of Lots Nos. 17 and 18; thence with said Drive in a southerly direction 202.4 feet to a point at the beginning of a curve; thence around said curve southwesterly to a point in the northerly margin of Gerald Drive; thence with the margin of the same, westerly 175.6 feet to a point; being the common corner of Lots Nos. 16 and 17; thence with the line between said lots, northerly 231.9 feet to the common corner of Lot 16, 17 and 18; thence with the line between Lots Nos. 17 and 18, easterly 205.5 feet to the point of beginning.

Being part of the property conveyed to H. R. Potter and wife, Sallie C. Potter, by deed from Walter B. Williams and wife, as of record in Book 4569, page 866.

This conveyance is made subject to restrictions in Book 4576, page 846.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging, to the Grantee, his heirs, successors and assigns, forever.

And the Grantor covenants with the Grantee that he is lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered, Except for 1974 taxes which have been prorated and assumed by Buyers.

The Grantor further covenants and binds himself, his heirs, successors and representatives to warrant and defend the title to the said land to the Grantee, his heirs, successors and assigns against the lawful claims of all persons.

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.

In witness whereof, the Grantor has hereunto set his hand (if a corporation, has caused its name to be signed hereto by its duly authorized officers) on this, the 13th day of August, 19[illegible]

Sallie C. Potter

H. R. Potter

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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Before me, David B. Herbert, a Notary Public in and for the State and County aforesaid, personally appeared the within named H. R. Potter and wife, Sallie C. Potter 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, the 13th day of August, 1974.

My commission expires: 7/27/77

Notary Public

STATE OF _____
COUNTY OF _____

Before me, _____, a Notary Public in and for the State and County aforesaid, personally appeared the within named _____ the bargainor(s), with whom I am personally acquainted, and who acknowledged that _____ executed the within instrument for the purposes therein contained.

Witness my hand and official seal at _____, this, the _____ day of _____, 19____.

My commission expires: _____

Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

$ 34,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13th DAY OF August, 1974.

MY COMMISSION EXPIRES: 7/27/77

(AFFIX SEAL)

Notary Public

NOTARY PUBLIC DAVIDSON COUNTY, TENN.

C 66992

IDENTIF. REFERENCE

AUG 13 11 40 AM '74

FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TENN.

WARRANTY DEED

FROM

H. R. POTTER AND WIFE

TO

RONNIE R. FELTS AND WIFE

ORTALE, KELLEY, HERBERT & CRAWFORD
Nashville, Tennessee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, _____, a Notary Public in and for the State and County aforesaid, personally appeared _____ and _____, with whom I am personally acquainted, and who upon oath acknowledged _____ to be the _____ and _____, respectively, of _____, a corporation, the bargainor, and that _____, as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the said corporation by the said _____ as such _____ and attesting the same by the said _____ as such _____.

Witness my hand and official seal at _____, Tennessee, this, the _____ day of _____, 19____.

My commission expires: _____

Notary Public