(This instrument was prepared by James L. Kinnard, Attorney at Law, 320 Gallatin Rd. Madison, Tenn. 37115)

BOOK 4846 PAGE 257

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO	MAP PARCEL NUMBERS
Claude E. Felts et ux	Claude E. Felts et ux	15D25180
(NAME) Same	(NAME) 1201 Littonwood Drive	Map # 61-8
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS) Nashville, Tennessee	Parcel #92
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) *Dollars,*

cash in hand paid by the grantees, hereinafter named and other good and valuable considerations, the receipt of which is hereby acknowledged,

We, WILLIAM ROBERT BROWN AND WIFE, PEGGY STRICKLAND BROWN, hereinafter called the GRANTORS,

have this day bargained and sold, and do hereby transfer and convey unto CLAUDE E. FELTS AND WIFE DOROTHY PATTERSON FELTS, herein called the GRANTEES, their *heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:*

Land in Davidson County, Tennessee, described as follows to wit:

BEING Lot No. 29 of Section 3, McGaughey Heights, as of record in Book 1835, page 120, Register's Office for said County. Said Lot No. 29 is described as follows:

BEGINNING on the northerly margin of Littonwood Drive at the corner of Lots Nos. 28 and 29; thence with the line between said Lots northwardly 172 feet to the south line of Lot #30; thence with the line between Lots Nos. 29 and 30, westwardly 224 feet to the easterly margin of Hedgewood Drive; thence with said Drive, southwardly 152 feet to the beginning of a curve; thence around said curve with a radius of 20 feet, in a southeasterly direction 31.3 feet to the northerly margin of Littonwood Drive; thence with said Drive eastwardly 204.3 feet to the beginning.

Being the same property conveyed to William Robert Brown and wife, Peggy Strickland Brown by Deed from George B. White and wife, Marie Nixon White of record in Book 2244, page 603, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to utility easement, building setback lines and conditions of owners certificate as shown on plan in Book 1835, page 120, and restrictive covenants contained in an instrument recorded in Book 2044, page 310, Register's Office for said County.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 42,500.00

Subscribed and sworn to before me, this the 21 day of August 1974

Affiant: Mr. Claude E. Felts

My commission expires: June 27 1977 (Affix Seal)

Notary Public: Linda R. Liddell

This is improved (X) unimproved ( ) property, known as 1201 Littonwood Drive (House Number) (Street) Nashville, Tennessee P. O. Address: (City or Town

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said GRANTEES, their *heirs and assigns forever.* We *covenant that* we are *lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered,* EXCEPT AS STATED HEREIN.

We *further covenant and bind* s Ourselves, our *heirs and representatives, to warrant and forever defend the title to said real estate to said* GRANTEES, their *heirs and assigns, against the lawful claims of all persons.*

Witness Our *hand* S *this* 21 *day of* August, 1974, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

William Robert Brown
(William Robert Brown)

Peggy Strickland Brown
(Peggy Strickland Brown)

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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Personally appeared before me, the undersigned *, a Notary Public in and for said County and State,* William Robert Brown and wife, Peggy Strickland Brown

the within named 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 Madison *Tennessee,*
this 21st *day of* August *, 19* 74

Commission expires 2-16-77 *Notary Public*

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Before me, , a Notary Public of the State and County aforesaid, personally appeared , with whom I am personally acquainted, and who, upon oath, acknowledged self to be of the , the within named bargainor, a corporation, and that he as such , being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by self as .

Witness my hand and seal, at office in , this day of , 19 .

Notary Public

Commission expires

WARRANTY DEED

FROM

WILLIAM ROBERT BROWN ET UX

TO

CLAUDE E. FELTS ET UX

AUG23 74 CONV 42,500.00
AUG23 74 S'TAX A* 110.50
AUG23 74 PB'FEE A* .50
AUG23 74 W'DEED A* 4.00 * 115.00

C 6 8 4 3 9

IDENTIF. REFERENCE

AUG 23 9 28 AM '74

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Compliments of
Madison Title Company
320 Gallatin Road
MADISON, TENNESSEE 37115
Representing
Chicago Title Insurance Company
CHICAGO, ILLINOIS

Mail Warr. Deed to: Mrs. Peggy C. Brown
1st Amer Cente
Nash Tenn 37238