Form No. WD-1

BOOK 4854 PAGE 382

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

12.950.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 20th DAY OF September, 19 74

Notary Public

MY COMMISSION EXPIRES: 9-16-75

(AFFIX SEAL)

Edward Seddon

THIS INSTRUMENT WAS PREPARED BY

Edward Seddon Suite 203 1102 KermitDrive Nashville, Tennessee 37217

NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Delbert T. Sinor, Jr. (NAME)	Mortgage Associates, Inc. (NAME)	13DA 61110
3700 Old Hydes Ferry Rd. (STREET ADDRESS OR ROUTE NUMBER)	1835 Savoy Drive #300 (STREET ADDRESS)	69 - 16
Nashville, TN 37218 (CITY) (STATE) (P. O. ZIP)	Atlanta, Georgia 30341 (CITY) (STATE) (ZIP)	108

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, Kenneth R. Felts et ux Billie J. Felts

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Delbert T. Sinor, Jr. et ux Berry June Sinor

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 a Lot and all improvements located in the 13th Civil District of Davidson County, Tennessee, more described, to-wit:

BEGINNING at a point in the center of Old Hydes Ferry Road, at a corner of Kennedy Tract; thence with the center of said Road, S 37° E 281.2 feet, more of less, to a point, said point being the corner of Lewis Tract; thence N 29° E 215.2 feet, more or less, to a point; thence N 57° W 55.4 feet, more or less, to a point; thence N 87°W 231 feet, more or less, to the point of beginning.

BEING part of the same property conveyed to Kenneth R. Felts et ux Billie J. Felts by deed of record in Book 4370, Page 482, Register's Office, Davidson County, Tennessee.

THIS conveyance is subject to any easement and restrictions of record.

This is unimproved ( ) improved (X) property, known as 3700 Old Hydes Ferry Road Nashville, Tennessee 37218
(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 20th day of September, 19 74

Kenneth R. Felts

Kenneth R. Felts

Billie J. Felts

Billie J. Felts

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STATE OF TENNESSEE
Davidson County

Personally appeared before me, Edward Seddon, a Notary Public in and for said County and State, the within named Kenneth R. Felts et ux Billie J. Felts

the bargainors, 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 20th day of September 19 74

Commission expires 1-4-78

Notary Public Edward Seddon

STATE OF TENNESSEE
Davidson County

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon (their several oaths) acknowledged (themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that (he) as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purposes 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 official seal at office at _____ on this the _____ day of _____, 19 _____

My commission expires _____

_____
Notary Public

FILE BOX 3

WARRANTY DEED

FROM

KENNETH R. FELTS ET UX

BILLIE J. FELTS

TO

DELBERT T. SINOR JR. ET UX

BERRY JUNE SINOR

C 72227

IDENTIF. REFERENCE

SEP 24 9 58 AM '74

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Edward Seddon
Attorney-at-Law
Suite 308
301 Plus Park Blvd.
Nashville, Tennessee 37217

SEP 24 74	CONV	12,950.00			
SEP 24 74 S'TAX			A*	33.54	
SEP 24 74 PB'FEE			A*	.50	
SEP 24 74	W'DEED		A*	4.00	* 38.04

RECORDED IN BK 325