WARRANTY DEED

BOOK 4903 PAGE 413

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO	MAP PARCEL NUMBERS
C. Richard Felts et ux	Same	Map 104-2
(NAME) 115 28th Ave N.	(NAME)	Par 352
(STREET ADDRESS OR ROUTE NUMBER) Nashville, Tennessee	(STREET ADDRESS) Same	
(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 and other good and valuable considerations, the receipt of which is hereby acknowledged,

We, LANNIE W. NEAL, JR. and wife, LOUISE NEAL,

have this day bargained and sold, and do hereby transfer and convey unto the said C. RICHARD FELTS and wife, JOAN MOONEY FELTS, their

(successors), heirs and assigns,

certain real estate in Davidson County, Tennessee, as follows:

Being Lot No. 7 on the Map of A. C. Wilkerson's Subdivision of Lot No. 44 of the Boyd Cockrill Spring Tract, as of record in Book 161, page 44, Register's Office for said County.

Said Lot No. 7 fronts 50 feet on the westerly side of 28th Avenue North, formerly Fairground Avenue, and runs back between parallel lines 120 feet to an alley.

Being the same property conveyed to Lannie W. Neal, Jr. and wife, Louise Neal, by deed from Jennie Hall, of record in Book 4642, page 569, Register's Office for said County.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 1.00

Subscribed and sworn to before me, this the 11 day of April 19 75

Affiant

My commission expires: 5-2-77 (Affix Seal)

Notary Public

This is unimproved ( ) improved (X) property, known as 28th Avenue North, Nashville, Tennessee (House Number) (Street) 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 C. RICHARD FELTS and wife, JOAN MOONEY FELTS, their

(successors),

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 by taxes for the year 1975, subject to which this conveyance is executed.

We *further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to said real estate to said* C. Richard Felts and wife, Joan Mooney Felts, their

(successors), heirs and assigns, against the lawful claims of all persons.

Witness our *hand* s *this* 11th *day of* April, 19 75 *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Lannie W. Neal, Jr.

Louise Neal

This instrument prepared by:
Schulman, McCarley, Hollins and Pride
P. O. Box 2707
Nashville, Tennessee 37219

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Annie Hearn, a Notary Public in and for said County and State, Lannie W. Neal, Jr. and wife, Louise Neal,

the within named 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 11th day of April, 1975.

Annie Hearn
Notary Public

Commission expires 5-2-77

ANNIE GEORGE HEARN NOTARY PUBLIC DAVIDSON

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.....

APR 11 75	CONV	72,500.00			
APR 11 75	S'TAX		A*	188.50	
APR 11 75	PR'FEE		A*	.50	
APR 11 75	W'DEED		A*	4.00	* 193.00

WARRANTY DEED

FROM
Lannie W. Neal, Jr. et ux

TO
C. Richard Felts et ux

C 93937

IDENTIF. REFERENCE

APR 11 1 27 PM '75

FELIX A. NELSON II REGISTER
DAVIDSON COUNTY, TENN.

Compliments of

Chicago Title Insurance Company
American Trust Bldg.—S. W. Corner
Third & Union
Phone 256-2656
NASHVILLE, TENNESSEE