Buyer +.

SEND TAX BILL TO:
Charles William Felts
2424 Vale Lane
Donelson, TN 37214

Field Bk. No. 3D-48714
Map & Parcel No. 73-12-79

THIS INSTRUMENT PREPARED BY
JAMES H. KINNARD
Attorney at Law
105-1/2 South Cumberland
Lebanon, Tenn. 37087

WARRANTY DEED BOOK 4922 PAGE 291

FOR AND IN CONSIDERATION of the sum of Twenty-Nine Thousand Nine Hundred Dollars ($29,900.00) cash in hand paid, the receipt of which is here-by acknowledged, we, CARL E. STEWART, JR. and wife, DOROTHY S. STEWART, have this day bargained, sold, transferred and conveyed unto CHARLES WILLIAM FELTS and wife, LINDA B. FELTS, as tenants by the entirety, their heirs and assigns, the following described property, to-wit:

Being Lot No. 135 on the Revised Plan of Section O, Sunset View of Record in Book 2663, Pages 27 and 28, Register's Office for Davidson County, Tennessee. Being situated and lying in the 3rd Civil District. Said Lot fronts 105 feet on the north side of Vale Lane and runs back between lines, 279.7 feet on the west line and 281.6 feet on the east line to a dead line in the rear on which it measures 96.4 feet.

DEED REFERENCE:
The land hereinabove described was conveyed to William R. White, Jr. and wife, Dorothy S. White, by deed from E. Randall Phillips of record in Book 2813, Page 260, Register's Office for Davidson County, Tennessee, and by decree of Fourth Circuit Court of Davidson County, entered April 4, 1974, in Minute Book 87-A, Page 429, being Rule No. 71348 of said Court, title to said property was divested out of William R. White, Jr. and vested solely in Dorothy S. White, certified copy of said decree should be recorded in the Register's Office for Davidson County, Tennessee.

Dorothy S. White has subsequently remarried and is now Dorothy S. Stewart.

TO HAVE AND TO HOLD said property, with all the privileges and appurtenances thereunto belonging to the said CHARLES WILLIAM FELTS and wife, LINDA B. FELTS, as tenants by the entirety, their heirs and assigns, in fee simple forever.

WE COVENANT that we are lawfully seized and possessed of the within conveyed property; that we have a good and lawful right to sell, transfer and convey the same; that same is free, clear and unencumbered; and that we will forever WARRANT AND DEFEND the title thereto against the lawful claims of all persons whomsoever; EXCEPTING, HOWEVER: taxes for the year 1975, and thereafter, all of which the grantees herein assume and agree to pay.

JUN 16 9 31 AM '75
REGISTER
DAVIDSON COUNTY, TENN.
TRUSTEE REFERENCE
B 0 2 8 1 2

This property is subject to restrictions and easements filed for record February 15, 1956, in Book 2492, Page 307; refer to Lots Nos. according to the plan of record in Book 2331, Pages 100 and 101. The land hereinbefore described is according to the revision of Section I, of record in Book 2663, Page 27 and 28, all of record in said Register's Office for Davidson County, Tennessee.

The taxes for the year 1975 will be prorated as of date of deed.

POSSESSION shall be given with delivery of deed.

IN WITNESS WHEREOF, we have hereunto set our hands this the 14th day of June, 1975.

Carl E. Stewart Jr.
CARL E. STEWART, JR.

Dorothy S. Stewart
DOROTHY S. STEWART

CHARLES E. HALL NOTARY PUBLIC WILSON COUNTY, TENN.

JUN 16 CONV 29,900.00
STATE OF TENNESSEE JUN 16 STAX A* 77.74
COUNTY OF Wilson JUN 16 RECD A* .50
JUN 16 WDEED A* 4.00 * 82.24

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named bargainors, CARL E. STEWART, JR. and wife, DOROTHY S. STEWART, with whom I am personally acquainted and who acknowledged the execution of the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at office in Wilson County, Tennessee, on this the 14th day of June, 1975.

Charles E. Hall
Notary Public

My commission expires:
10/22/77

CHARLES E. HALL NOTARY PUBLIC WILSON COUNTY, TENN.

I, or we, hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater is $29900.00 which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

Affiant

Subscribed and sworn to before me this the ___ day of ___, 19__

Charles E. Hall

commission expires
10-22-77