WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Charles E. Felts	Same	Map 15
(NAME:)	(NAME:)	Par 57
5707 Clarksville Hwy.		14D-27805
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Joelton, Tenn. 37080		
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

For and in Consideration of the sum of TEN AND NO/100 ($10.00) *DOLLARS*

and other good and valuable considerations accepted as cash, receipt of which is hereby acknowledged.

NOV 20 75	CONV	*8,500.00			
NOV 20 75	S'TAX		B*	22.10	
NOV 20 75	PR'FEE		B*	.50	
NOV 20 75	W'DEED		B*	8.00	* 30.60

This Instrument Was Prepared By

Phillips Saindon (gj)

Of The Law Firm Pedigo & Saindon
Stahlman Building: Nashville, Tennessee

We, Gretchen V. Beard and husband, James E. Beard

/ *have bargained and sold, and by these presents do transfer and convey unto the said* Charles E. Felts, his *heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:*

A part of the 59 acres, more or less, conveyed to Mary Louise Vidale by Warranty Deed from B. F. Binkley on October 17, 1944 as of record in Book 1309, page 18, Register's Office for Davidson County, Tennessee and said part of said land is described according to an unrecorded plat made by Cummings Surveying Company on June 5, 1967, and described according to said survey as follows:

Being Lot No. 8 of the Berry Binkley property and being Lot No. 8 on said Plan, and described according to said plan as follows: Beginning at an iron pin in the southerly margin of Morgan Road, said iron pin being placed at a point 877.1 feet in an easterly direction from an iron pin at the beginning of a curve in the southeasterly intersection of Whites Creek Pike and Morgan Road; thence in an easterly direction 150 feet along the southerly margin of Morgan Road to an iron pin; thence leaving said Morgan Road, south 2° 30' west 1247 feet to an iron pin in a fence line; thence along said fence line north, 86° west 150 feet to an iron pin; thence in a northerly direction 1244.6 feet to the point of beginning.

Being the same property conveyed to Gretchen V. Beard and husband, James E. Beard by deed from Mary Louise Vidale of record in Book 4785, page 393, Register's Office for Davidson County, Tennessee.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 8,500.00

Subscribed and sworn to before me, this the 19th day of November, 19 75

Gretchen V. Beard
Affiant

Bonnie S. Williams
Notary Public

My commission expires: 2-5-77

(Affix Seal)

BONNIE S. WILLIAMS NOTARY PUBLIC DAVIDSON COUNTY

unimproved (X)
This is improved ( ) property, known as Lot 8, Morgan Rd.
(House Number) (Street) P. O. Address: (City or Town)

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Charles E. Felts, his *heirs and assigns, forever.*

And we *do covenant with the said* Charles E. Felts *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.*

And we, Gretchen V. Beard and husband, James E. Beard *do further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to the said land to the said* Charles E. Felts, his *heirs and assigns against the lawful claims of all persons whomsoever.*

Witness our hands *this* 19th *day of* November, *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.*

Gretchen V. Beard

James E. Beard

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STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Bonnie S. Williams, a Notary Public in and for said County and State, the within named

Gretchen V. Beard and husband, James E. Beard

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 19th day of November, 19 75.

Bonnie S. Williams Notary Public.

Commission Expires 2-5-77.

STATE OF .....
COUNTY OF .....

Personally appeared before me, ..., a Notary Public in and for said County and State, the within named .....

the bargainor....., 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 ..... day of ....., 19.....

....., Notary Public.

Commission Expires .....

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

GRETCHEN V. BEARD, ET VIR

TO

CHARLES E. FELTS

Reach
on
Mail to
First Tenn. Natl Bank
Whites Creek, Tenn
37189

D 2527 207

IDENTIF. REFERENCE

THELMA L. WILSON
DAVIDSON COUNTY REGISTER
NOV 20 9 22 AM '75

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Compliments of
Chicago Title Insurance Company
First Floor — First American Center
Deadrick Street
Phone 255-4631
NASHVILLE, TENNESSEE 37208

PEDIGO & SAINDON