THIS INSTRUMENT PREPARED BY:
James L. Smith, Attorney
140 North Main Street
Goodlettsville, TN 37072

BOOK 5072 PAGE 662

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
AUDREY S. FELTS	Same	
(NAME)	(NAME)	85-4
Box 204 Rt #3		97
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	P.U.
Joelton, Tenn. 37080		
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

For and in Consideration of the sum of ----------TEN DOLLARS AND NO/100---------

----------$10.00 ---------- *DOLLARS*

Cash in hand paid by Audrey S. Felts, and other good and valuable considerations, the receipt of which is hereby acknowledged, including the assumption of a promissory note payable to Goodlettsville Auto Parts Co., in the original principal amount of $48,000.00, payable in 240 equal monthly installments of $290.20 each, including interest at the rate of 4% per annum, of record in Book 4867, page 178, Register's Office for Davidson County, Tennessee.

I, H.C. Pratt *have bargained and sold, and by these presents do transfer and convey unto the said* Audrey S. Felts, her *heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:*

Land in the City of Goodlettsville, which lies in the 10th Civil District of said County, described according to a survey thereof made by G. Barry Greer, Surveyor, Job No. 64-70, as follows:

Beginning at a P.K. nail in the westerly margin of Dickerson Road, also knows as U.S. Highway No. 41, said nail being located at the southeast corner of the property conveyed to Jack E. Williams and wife, by deed from Eftee McMurtrie Ashley and husband, of record in Book 4214, page 736, Register's Office for said County; thence with said Williams southerly line, south 83° 34' west 175.0 feet to the center of a creek; thence with the center of said creek southwesterly 127 feet, more or less, to the northwest corner of the property conveyed to Claude R. Tolbert and wife, by deed from Jesse J. Jones, et ux, as of record in Book 4033, page 123, said Register's Office; thence with said Tobert's northerly line and along a hedge row, north 88° 45' east 270.0 feet to an iron pin in the westerly margin of said Road; thence with the westerly margin of said Road, north 06° 00' west 109.0 feet to the point of beginning.

Being the same property conveyed to Ruth McMurtrie by three deeds, two of which are from Henry McMurtrie, now deceased, one of record in Book 2012, page 615, and the other of record in Book 2148, page 177, Register's Office for said County, the third of which is from Eftee McMurtrie Ashley, of record in Book 2148, page 201, said Register's Office, the grantor in the said Deed of record in Book 2012, page 615, having reserved a life estate, the property herein

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 36,000.00

Subscribed and sworn to before me, this the 24th day of Sept 1976

Affiant

My commission expires: 3/12/78 (Affix Seal)

Notary Public

described containing only the southerly portion of the property described in said deed of record in Book 2148, page 177, said Register's Office.

This conveyance is made subject to (1) a 20 foot permanent easement for samitary sewer granted to The City of Goodlettsville, by instrument of record in Book 4362, page 954, said Register's Office; (2) restrictive covenants of record in Book 911, page 183; and Book 939, page 405, Register's Office.

Being the same property conveyed to H.C. Pratt & Edwin E. Felts by Installment Deed from Goodlettsville Auto Parts Co., of record in Book 4867, page 178, Register's Office for Davidson County, Tennessee. The said Edwin E. Felts now being deceased and all of his property was left to his wife, Audrey Felts, in a Will probated in Cheatham County Probate Court and recorded in Book I, page 26.

unimproved ( )
This is improved ( ) property, known as ..... (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 AUDREY S. FELTS her *heirs and assigns, forever.*

And I *do covenant with the said* Audrey S. Felts *that* I am *lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered.* Except as set out above.

And I, H.C. Pratt *do further covenant and bind* myself, my *heirs and representatives, to warrant and forever defend the title to the said land to the said* Audrey S. Felts her *heirs and assigns against the lawful claims of all persons whomsoever.*

Witness my *hand this* 24th *day of* Sept., *19* 76, *the corporate party, if any, having caused its name to be signed hereto by ~~its~~ duly authorized officers on said day and date.*

x H.C. Pratt

x Virginia R. Pratt

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named H.C. Pratt and wife, Virginia R.Pratt

the bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 1st day of Sept., 1976.

William R. Smith, Notary Public.

My Commission Expires JULY 13, 1980

Commission Expires.....

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

H.C. Pratt

TO

Audrey S. Felts

SEP 28 7
SEP 28 STAX
SEP 28 FEE
SEP 28
CONV
30,000.00
6* 78.00
8* .50
6* 8.00
* 85.50

D 0 6 9 9 8 4

SEP 28 9 32 AM '76

REGISTER
DAVIDSON CO., TENN.

BOOK 5072 PAGE 695

Compliments of

Madison Title Company

320 Gallatin Road
MADISON, TENNESSEE 37115

Representing

Chicago Title Insurance Company
CHICAGO, ILLINOIS