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

BOOK 5072 PAGE 666

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO	MAP PARCEL NUMBERS
AUDREY S. FELTS	Same	
(NAME)	(NAME)	26-1
Box 204 Rt #3		
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	19
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 Jessie J. Jones and wife, Bessie H. Jones, in the original principal amount of $44,400.00, in monthly installments of $456.62 each, including principal and interest at the rate of 7% per annum, of record in Book 4638, page 533, Register's Office for Davidson County, Tennessee

I, HORACE C. PRATT

have this day bargained and sold, and do hereby transfer and convey unto the said AUDREY S. FELTS

her *(successors), heirs and assigns,*

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

Land in Davidson County, Tennessee, being Lot No. 31, a portion of a 2 foot reserved strip, a portion of Lot 32 and a portion of an unnumbered tract to the south of Lot 32 on the Plan of Roscoe Place, Second Addition, Block "F", of record in Book 843, Page 73, Register's Office, described according to a survey of Wayne S. Cooper, dated June 5, 1972, as follows:
BEGINNING at a point in the easterly margin of Dickerson Road, said point being 100 feet from the southeast corner of the intersection of Dickerson Road and East Avenue; thence S. 3° 51' E. with the margin of Dickerson Road, 140 feet to a point; thence leaving the margin of sais Road, S. 85° 34' E. 200 feet to a point; thence N. 3° 15' W. 140 feet to a point; thence N. 85° 34' W. 200 feet to the point of beginning.
BEING the same property conveyed to Horace C. Pratt and Edwin E. Felts by Installment Deed from Jessie J. Jones and wife, Bessie H. Jones, of record in Book 4638, page 533, Register's Office for Davidson County, TN. The said Edwin E. Felts being now 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.

SMITH COUNTY, TENN. PUBLIC

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $32,500.00

Subscribed and sworn to before me, this the 24th day of Sept 19 76

Audrey S. Felts
Affiant

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

James L. Smith
Notary Public

unimproved ( )
This is improved ( ) property, known as ..... (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
Audrey S. Felts
her *(successors),*

heirs and assigns forever. I *covenant that* I am *lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.*

I *further covenant and bind* myself, my *heirs and representatives, to warrant and forever defend the title to said real estate to said* Audrey S. Felts, her

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

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*

Horace C. Pratt
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,* Horace C. Pratt and wife, Virginia R. Pratt

the within named 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* 24 *day of* Sept., *19* 76

My Commission Expires JULY 13, 1980

William R. [illegible] *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

HORACE C. PRATT

TO

AUDREY S. FELTS

SEP 28 76 CONV 32,500.00
SEP 28 76 S'TAX B* 34.50
SEP 28 76 PR'FEE B* .50
SEP 28 76 W'DEED B* 4.00 * 89.00

D 69985

[illegible] REFERENCE

SEP 28 9 33 AM '76

FE[illegible] DAVIDSON COUNTY TENN.

Compliments of

Madison Title Company

Greenhills Office

Phone 298-2661 3815 Cleghorn Ave.

NASHVILLE, TENN. 37215

Representing

Chicago Title Insurance Company

CHICAGO, ILLINOIS