B. HERBERT

BOOK 5147 PAGE 614

Ifor, L & C Tower
le, Tennessee 37219

WARRANTY DEED

REAU E. FOLK, JR. FORM

MAP-PARCEL NUMBER(S)	NAME AND ADDRESS OF NEW OWNER(S)	SEND TAX BILLS TO
73-5-177	Ms. Eleanor Fell 2716 Sandy Drive Nashville, Tenn.	Collateral Investment Co. 2233 Fourth Ave. North Birmingham, Alabama 35203
FIELD BOOK NUMBER(S)	STREET ADDRESS OF SUBJECT PROPERTY (IF IMPROVED)	LOAN OR ACCOUNT NO.
I5DZ39305	2716 Sandy Drive	PROPERTY IS ☒ IMPROVED ☐ UNIMPROVED

EACH BOOK AND PAGE NUMBER REFERRED TO HEREIN, UNLESS OTHERWISE DESIGNATED, IS IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

For and in consideration of the sum of TEN DOLLARS ($10.00) and other good and valuable considerations, the receipt of which is hereby acknowledged,

JUANITA J. DURHAM FELTS and husband, GEORGE ALFRED FELTS

hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto ELEANOR B. FELL

hereinafter called the Grantee, his heirs, successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being Lot No. 11 on the Plan of Riverwood Terrace, as of record in Book 1835, page 134.

Said Lot No. 11 fronts 130.40 feet on the southeasterly side of Sandy Drive and runs back 169.27 feet on the southerly line and 111.55 feet on the northerly line, to a dead line in the rear, which is a broken line, measuring 118 feet thereon.

Being the same property conveyed to Dewey E. Durham and wife, Juanita J. Durham, by deed from R. H. Cartwright and wife, Angela M. Cartwright of record in Book 3464, page 341, and vested in Juanita J. Durham by divorce decree in the 4th Circuit Court of record in Minute Book 60-B page 437, a certified copy of which was filed for record June 2, 1972 in Book 4606, page 602, the said Juanita J. Durham having since married George Alfred Felts.

This conveyance is made subject to restrictions in Book 2087, page 503.

The said George Alfred Felts joins in this conveyance to convey any right, title and interest he may have in and to the above described property.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging, to the Grantee, his heirs, successors and assigns, forever.

And the Grantor covenants with the Grantee that he is lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered., Except for 1977 taxes which have been prorated and assumed by Grantees.

The Grantor further covenants and binds himself, his heirs, successors and representatives to warrant and defend the title to the said land to the Grantee, his heirs, successors and assigns against the lawful claims of all persons.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

In witness whereof, the Grantor has hereunto set his hand (if a corporation, has caused its name to be signed hereto by its duly authorized officers) on this, the 5th day of May, 1977.

Juanita J. Durham Felts

Juanita J. Durham Felts

George Alfred Felts

George Alfred Felts

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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Before me, DAVID B. HERBERT, a Notary Public in and for the State and County aforesaid, personally appeared the within named Juanita J. Durham FELTS and husband, George Alfred ~~Durham~~ FELTS 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, the 5th day of May, 19 77.

My commission expires: 7-27-77

Notary Public

STATE OF _____
COUNTY OF _____

Before me, _____, a Notary Public in and for the State and County aforesaid, personally appeared the within named _____

the bargainor(s), 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, the _____ day of _____, 19_____.

My commission expires: _____

Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE WHICHEVER IS GREATER, FOR THIS TRANSFER IS:

$ 28,300.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5th DAY OF May, 19 77

MY COMMISSION EXPIRES: 7-27-77 (AFFIX SEAL) Notary Public

E03948

IDENTIF. REFERENCE

MAY 16 12 43 PM '77

REGISTER
DAVIDSON COUNTY, TENN.

WARRANTY DEED

FROM

JUANITA J. DURHAM FELTS

AND HUSBAND

TO

ELEANOR B. FELL

Please Return to:
ORTALE, KELLEY, HERBERT & CRAWFORD
14th Floor, 3rd National Bank Bldg.
Nashville, Tennessee 37219

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, _____, a Notary Public in and for the State and County aforesaid, personally appeared MAY 16 67 CONV 28,300.00 and _____, with whom I am personally acquainted, and who upon oath acknowledged MAY 16 67 CITY 73.58 to be the _____ and MAY 16 67 PR FEE _____, respectively, of B* .50 _____, a corporation, the bargainor, and that MAY 16 67 W DEED _____, as such B* 4.00 and 78.08 _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the said corporation by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at _____, Tennessee, this, the _____ day of _____, 19____.

My commission expires: _____

Notary Public