... at Law
... Bldg.
... Avenue
... 37115

WARRANTY DEED

BOOK 5167 PAGE 349

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Rita D. Felts	Home Federal Savings & Loan Assn.	Map 15-14
(NAME)	(NAME)	
P. O. Box 55	230 Fourth Avenue North	Parcel 51
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Joelton, Tennessee 37080	Birmingham, Alabama 35203	
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ---------- ($10.00) *Dollars,*

cash in hand paid by the grantee herein and other good and valuable considerations, the receipt of which is hereby acknowledged, including the assumption of the unpaid balance of a certain indebtedness in the original principal amount of $13,600.00, payable to Home Federal Savings and Loan Association; and secured by a deed of trust of record in Book 4570, page 744, Register's Office for Davidson County, Tennessee;

We, CHARLENE J. MIDGETT BOYKIN AND HUSBAND, JOSEPH LEE BOYKIN, JR., *have this day bargained and sold, and do hereby transfer and convey unto the said* RITA D. FELTS her *(successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:*

Land in Davidson County, Tennessee, being Lot No. 7 on the Plan of Williams Hills Subdivision, Section 2, of record in Book 4460, page 62, Register's Office for said County.

Said Lot No. 7 fronts 142 feet on the southerly margin of Gerald Drive and extends back 412.10 feet on the westerly line and 414.86 feet on the easterly line to a line in the rear measuring 74.89 feet thereon.

Being the same property conveyed to Charlene J. Midgett (now Joy Midgett Boykin) by deed from Walter B. Williams and wife, Margie L. Williams, of record in Book 4648, page 324; and by Quitclaim Deed of record in Book 4874, page 909; Register's Office for said County.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $29,600.00

Subscribed and sworn to before me, this the 29th day of June 19 77

Affiant Rita D. Felts

My commission expires: 2/2/81 (Affix Seal)

Notary Public Marie J. [illegible]

NOTARY PUBLIC DAVIDSON COUNTY

This is improved (XX) unimproved ( ) property, known as 7612 Gerald Drive, (House Number) (Street) Joelton 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 Rita D. Felts, her *(successors), heirs and assigns forever.* We *covenant that* we are *lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.*

We *further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to said real estate to said* Rita D. Felts, her *(successors), heirs and assigns, against the lawful claims of all persons.*

Witness our hand s this 29th day of June, 19 77, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Charlene J. Midgett Boykin

Charlene J. Midgett Boykin

Joseph Lee Boykin, Jr.

Joseph Lee Boykin, Jr.

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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Personally appeared before me, the undersigned *, a Notary Public in and for said County and State,* Charlene J. Midgett Boykin and husband, Joseph Lee Boykin, Jr.
the within named 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 Madison, *Tennessee, this* 29th *day of* June *, 19*77.

Elaine J Floyd *Notary Public*

Commission expires 2/2/81

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 .....

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IDENTIF. REFERENCE

JUL 5 4 16 PH '77

FELIX A. ... REGISTER
DAVIDSON COUNTY, TENN.

JUL-5 77	CONV	29,000.00			
JUL-5 77 S'TAX			B*	75.40	
JUL-5 77 PR'FEE			B*	.50	
JUL-5 77	W'DEED		B*	4.00	* 79.90

WARRANTY DEED

FROM
CHARLENE J. MIDGETT BOYKIN ET VIR

TO
RITA D. FELTS

7612 Gerald Drive
Joelton, Tennessee

Compliments of

Lawyers Title of Nashville, Inc.
POST OFFICE BOX 742 • 101 CUMBERLAND STREET
MADISON, TENNESSEE 37115
AREA CODE 615/868-8700