THIS INSTRUMENT WAS PREPARED BY:
Peggy S. Clarke
523 Ben Allen Road
Nashville, Tennessee, 37207

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WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Mr. Richard D. Feller		61
49 Music Square West (NAME)	Same. (NAME)	parcel 23
Suite 401 37203 (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, Tennessee, (CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of ($10.00)
Ten and No/100---------- *Dollars,*
Cash in hand paid by Richard D. Feller, and other good and valuable considerations, the receipt of which is hereby acknowledged;

We, Peggy S. Clarke and husband, Tex Clarke

have this day bargained and sold, and do hereby transfer and convey unto the said

Richard D. Feller

his *(successors), heirs and assigns,*

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

Land in the 12th, formerly the 17th, Civil District of Davidson County, Tennessee, described according to a survey made by Stephen A. Draper, Surveyor, dated May 24, 1962, as follows:

Beginning at a point at the northwesterly corner of an 8.80 acre tract conveyed to W. B. Williams and known as Tract No. I; thence in a northwesterly direction along the east margin of Ben Allen Road, 100 feet to a point; thence in a northeasterly line, north 64° east 406 feet to a point; thence in a southeasterly line, south 32° east 100 feet to a point; thence on a southwesterly line 403 feet to the point of beginning.

Included, but excluded, from the above description is that part of property sold off to the State of Tennessee in Book 4940, page 424, Register's Office for Davidson County, Tennessee.

Being part of the property conveyed to Peggy S. Clarke by deed from Howard F. Gehrig and wife, of record in Book 4408, page 753, Register's Office for Said County.

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

The actual consideration or value whichever is greater, for this transfer is $ 11,200.00

Subscribed and sworn to before me, this the 24th day of June 1977

Affiant Richard D. Feller

My commission expires: 11-8-80 (Affix Seal)

Notary Public

This is unimproved ( ) improved (X) property, known as 523 Ben Allen Road, Nashville, Tennessee
(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

Richard D. Feller

his *(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* Richard D. Feller, his

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

Witness our hand s *this* 24th *day of* June, 1977, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

x Peggy S Clarke

x Tex Clarke

Florida

STATE OF ~~XXXXXXXXX~~ }
COUNTY OF ~~XXXXXXXXX~~ } ESCAMBIA

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Personally appeared before me, WILLIAM S. LEE, a Notary Public in and for said County and State,

Peggy S. Clarke and husband, Tex Clarke

the within named bargainors, 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 PENSACOLA BEACH, FLORIDA ~~Tennessee~~
this 24th day of June, 1977.

William S. Lee Notary Public

NOTARY PUBLIC STATE OF FLORIDA AT LARGE
MY COMMISSION EXPIRES APR. 29 1981
BONDED THRU GENERAL INS. UNDERWRITERS

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.....

JUL 15 77	CONV	11,200.00			
JUL 15 77	S'TAX		B*	29.12	
JUL 15 77	PR'FEE		B*	.50	
JUL 15 77	W'DEED		B*	4.00	* 33.62

WARRANTY DEED

FROM
Peggy S. Clarke, et vir

TO
Richard D. Feller

E14624

IDENTIFICATION REFERENCE

JUL 15 12 20 PM '77

Compliments of