This instrument prepared by: J. B. Downey
Royal Oaks Blvd.
Franklin, Tenn. 37064

BOOK 5174 PAGE 629

WARRANTY DEED

THIS FORM FURNISHED BY ATTORNEYS TITLE CO.

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Richard E. Felix	First Federal Savings & Loan	OH-16994
(NAME:)	(NAME:)	
Lot 55, Hillview Drive	Union at Fourth	159-12-12
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Brentwood, Tennessee	Nashville, Tennessee 37219	
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

For and in consideration of the sum of _____

Eighty Thousand Three Hundred and No/100---------- **DOLLARS**

J. B. Downey, Trustee; not individually or personally

_____ have bargained and sold, and by these presents do transfer and convey unto the said Richard E. Felix and Wife, Vivian M. Felix

their _____ **heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows to wit:**

Lot No. 55 on the Plan of Oak Hills Estates Section III as of Record in Book 4860, Pages 3, 4, & 5, Register's Office for Davidson County, Tennessee to which plan reference is herein made for a more detailed description.

This Conveyance is subject to taxes for 1977, restrictive covenants of Record in Book 5010, Page 245, and the Plan of Record.

Being part of the same property conveyed to J. B. Downey, Trustee, by deed from Sarah S. Stengel, et al of Record in Book 3992, Page 756, Register's Office for Davidson County, Tennessee.

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18 DAY OF July, 1977.

Jerry Ray Moore
Notary Public

JERRY RAY MOORE NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

MY COMMISSION EXPIRES 8-13-80
(AFFIX SEAL)

The actual consideration or value of this transfer is - 80,300.00

Richard E. Felix

~~unimproved~~ ( )
This is improved (X) property, known as 5523 Hillview Drive (House Number) (Street) Nashville, Tennessee 37220. P. O. Address: (City or Town, Postal Zone)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this 18 day of July, 1977

J. B. Downey, Trustee

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, J. B. DOWNEY, JR, a Notary Public in and for said County and State, the within named J. B. DOWNEY TRUSTEE

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 18 TH day of JULY 1977

Commission expires 10/31/79

Notary Public

STATE OF TENNESSEE
Davidson County

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon (his oath / their several oaths) acknowledged (himself / themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that (he / they) as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said _____ as such _____, and attesting the same by the said _____ as such _____.

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

My commission expires _____

Notary Public

Full List Enclosed

WARRANTY DEED

FROM J. B Downey, Trustee

TO Richard E. Felix and Wife, Vivian M. Felix

E 16020

IDENTIF. REFERENCE

JUL 22 3 30 PM '77

FELIX Z. WILSON REGISTER
DAVIDSON COUNTY, TENN.

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

JUL 22 77	CONV	80,300.00			
JUL 22 77	S'TAX		B*	208.78	
JUL 22 77	PR'FEE		B*	.50	
JUL 22 77	W'DEED		B*	4.00	* 213.28