BOOK 5348 PAGE 93

FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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

25,131.33

M. L. Barrett
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5TH DAY OF OCTOBER, 1978.

Notary Public

MY COMMISSION EXPIRES: 10/28/78

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Alan L. Saturn, Attorney, 20th Floor, 1st American Center, Nashville, TN 37238
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Malcolm L. Barrett, Sr.	First Federal Savings & Loan Association	MAP 119-10
996 ~~Rolynn Drive~~ MURFREESBORO RD (NAME) (STREET ADDRESS OR ROUTE NUMBER)	236 Fourth Avenue North (NAME) (STREET ADDRESS)	PAR 72
Nashville, TN 37217 (CITY) (STATE) (P. O. ZIP)	Nashville, TN 37201 (CITY) (STATE) (ZIP)	6DA-34093

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Johnnie A.Felts and wife Mary Ruth Felts

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Malcolm L. Barrett, Sr. and wife Rachel S. Barrett

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS: TO-WIT:

LAND in Davidson County, Tennessee, being Lot No. 14 on the Plan of Hidden Acres 2nd Addition, as of record in Book 2080, page 79, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

BEING the same property conveyed to Johnnie A. Felts and wife, Mary Ruth Felts by deed from John Henry Minton and wife, Nell M. Minton, of record in Book 3791 page 80, Register's Office for Davidson County, Tennessee.

IT is understood and agreed that part of the consideration for the transfer of this property is the agreement of the Grantees to assume the unpaid balance of a note secured by a first mortgage Deed of Trust to First Federal Savings & Loan Association, of record in Book 2585, page 5, Register's Office for Davidso County, Tennessee, and also that the escrow account in connection with the aforesaid Deed of Trust is hereby transferred to the said Grantees.

THIS conveyance is subject to any and all existing restrictions and easements of record.

This is ( ) unimproved ( ) improved (XX) property, known as 131 Rolynn Drive (House Number) (Street) Nashville TN (P. O. Address) (City or Town) (Postal Zip)

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 our hand s this 5TH day of OCTOBER, 19 78

Johnnie A.Felts Johnnie A Felts Mary Ruth Felts

Mary Ruth Felts

STATE OF TENNESSEE
Davidson County

BOOK 5348 PAGE 94

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Johnnie A.Felts and wife Mary Ruth 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 5TH day of OCTOBER, 19 78

Commission expires 10/28/78

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

WARRANTY DEED

FROM Johnnie A.Felts

TO Malcolm L. Barrett, Sr.

PLEASE FILE BOX "7"

E 9 3 1 5 4

IDENTIF. REFERENCE

OCT 10 10 02 AM '78

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

OCT 10 78	CONV	25,131.33			
OCT 10 78	S'TAX		B*	65.26	
OCT 10 78	PR'FEE		B*	.50	
OCT 10 78	W'DEED		B*	4.00	* 69.76