7136 08/27 250.90- CHECK

Form No. WD-1

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

$94,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24th DAY OF August, 19 79

Notary Public

MY COMMISSION EXPIRES: 9/25/83

(AFFIX SEAL)

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THIS INSTRUMENT WAS PREPARED BY
THOMPSON & CRAWFORD, ATTORNEYS, 15th FLOOR, 1st AMERICAN BLDG., NASHVILLE, TN 37238
NAME ADDRESS

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| James M. Felts | First Federal Savings & Loan | 7DA-71853 |
| (NAME) Unit 58, Richmeade Place | (NAME) 236 Fourth Avenue, North | Map 104-13A |
| 401 Bowling Avenue (STREET ADDRESS OR ROUTE NUMBER) | (STREET ADDRESS) | |
| Nashville, TN 37205 | Nashville, TN 37219 | Parcel 58 |
| (CITY) (STATE) (P. O. ZIP) | (CITY) (STATE) (ZIP) | |

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, Ivar E. Berg and wife, Winifred M. Berg

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO James M. Felts, a single person

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 Building Site No. 58 on the Plan of Richmeade Place, Section IV, as shown on a Plat of record in Book 5210, page 16, Register's Office for Davidson County, Tennessee, to which reference is here made.

BEING the same property conveyed to Ivar E. Berg and wife, Winifred M. Berg by deed from Sheridan Construction Company, a Tennessee Corporation of record in Book 5267, page 122, Register's Office for Davidson County, Tennessee.

THIS conveyance is made and accepted by the Grantee herein subject to the Declaration of Covenants, Conditions and Restrictions as recorded in Book 4941, page 637, and as amended in Book 5036, page 338, First Supplemental Declaration of Covenants, Conditions, and Restrictions as recorded in Book 5019, page 946, and re-recorded in Book 5039, page 256, Second Supplemental Declaration of Covenants, Conditions and Restrictions recorded in Book 5094, page 473, and Third Supplemental Declaration of Covenants, Conditions and Restrictions recorded in Book 5238, page 385, all in the Register's Office for Davidson County, Tennessee.

This is unimproved ( ) improved (X) property, known as 401 Bowling Avenue, (House Number) (Street) Nashville, TN 37205 (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 hands this 24th day of August, 19 79

IVAR E. BERG: Ivar E. Berg

WINIFRED M. BERG: Winifred M. Berg

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Ivar E. Berg and wife, Winifred M. Berg

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 24th day of August 1979

Commission expires September 25, 1983

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 (their several oaths) acknowledged (themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that (he) 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

IVAR E. BERG AND WIFE,

WINIFRED M. BERG

TO

JAMES M. FELTS

F. 48515

IDENTIF. REFERENCE

AUG 27 10 31 AM '79

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Received Title Co.

THOMPSON & CRAWFORD
ATTORNEYS AT LAW
15th FLOOR, FIRST AMERICAN CENTER
NASHVILLE, TENNESSEE 37238

**OFFICIAL RECEIPT**
**FELIX Z. WILSON, II**
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

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RECEIVED OF _____

FOR _____

CO - CONVEYANCE
MO - MORTGAGE
WD - WARRANTY DEED
TD - TRUST & DEED

CC - CERTIFIED COPY
MR - RELEASE
UC - UNIFORM COMMERCIAL CODE

MS - MISCELLANEOUS
ST - STATE TAX CONVEY.
ST - STATE TAX MORT.
PF - PROBATE FEES

| DATE | SYMBOL | VALUATION | TAX AND FEES | TOTAL PAID |
|---|---|---|---|---|
| | | | 244.40 | CO TX |
| | | | .50 | PRFEE |
| | | | 6.00 | WDEED |
| | | | | CHECK 250.90- |
| | | | 7136A08/27/79 BAL | .00 |

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

F. 4851'5'

IDENTIF. REFERENCE

AUG 27 10 31 AM '79

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

No. 707558