Back

9406 [illegible] $1700 97.50- CHECK

BOOK 5559 PAGE 825

FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $35,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24th DAY OF January 19 80

Marie B. Cummings
Notary Public

MY COMMISSION EXPIRES: 6 February 1982

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
JOHN G. DOAK, ATTORNEY - 2525 Lebanon Road, Nashville, TN 37214
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Donald D. Felts, et ux (NAME)	Mercantile Mortgage Company (NAME)	15DA3155
1116 East Delmas Ave. (STREET ADDRESS OR ROUTE NUMBER)	P.O. Box 14569 (STREET ADDRESS)	72-10
Nashville, TN 37216 (CITY) (STATE) (P. O. ZIP)	St. Louis, MO 63178 (CITY) (STATE) (ZIP)	193

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~~ I, DON HARRIS, UNMARRIED

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO DONALD D. FELTS AND WIFE, NANCY L. FELTS

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 described as follows, to wit: being Lot No. 32 on the Map of Eastmoor Place, a subdivision by B.R. Kennedy of parts of Lots Nos. 3 and 4 and all of Lot No. 5 in the division of the Mrs. Lucinda Litton's Lands, of record in Book 547, pages 177 and 178, Register's Office for Davidson County, Tennessee.

SAID Lot No. 32 fronts 56 feet on the southerly side of East Delmas Avenue and runs back between parallel lines 234.3 feet to a dead line.

BEING the same property conveyed to Don Harris, Unmarried by deed from William C. Lewis and wife, Patricia L. Lewis of record in Book 5510, page 635, Register's Office for Davidson County, Tennessee.

This is unimproved (X) improved ( ) property, known as 1116 East Delmas Avenue, Nashville, TN 37216
(House Number) (Street) (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 my hand this 24th day of January, 19 80

DON HARRIS:

Don Harris

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STATE OF TENNESSEE
Davidson County

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Don Harris, unmarried

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 24th day of January 19 80

Commission expires 6 February, 1982

Marie B. Cumming
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
DON HARRIS, UNMARRIED

TO
DONALD D. FELTS ET UX
NANCY L. FELTS

F 7 3 9 0 1

IDENTIF. REFERENCE

JAN 28 8 42 AM '80

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR BOOK 5559 PAGE 827

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			35000.00- CO	
			91.00 CO TX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK	97.50-
			9406A01/28/80 BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

F 73901

IDENTIFICATION REFERENCE

JAN 28 8 42 AM '80

REGISTER'S OFFICE
DAVIDSON COUNTY, TENN.

No. 738844