BK 2031

RECORDED OFFICE

For and in consideration of the sum of Ten Dollars ($10.00) cash in hand paid, receipt of which is hereby acknowledged, and for other good ~~DOLLARS~~ and valuable consideration and the assuming of the unpaid balance of a debt, in the original amount of $4600.00, which is secured by a Deed of Trust executed by Andrew D. Lewis to secure the First Federal Savings and Loan Co. of Nashville, Tenn., of record in Book 1388, page 137, R.O.D.C. Said unpaid balance is in the amount of $3,114.70.

We, J. M. Watts and wife, Anna Wilbrey Watts have bargained and sold, and by these presents do transfer and convey unto the said Agnes Baker Johnston, her 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 #10 of Block "K" on the Revised Plan of Power & Roth's Subdivision of Madison Park, as of record in Book 843, page 7, and Book 974, page 38, Register's Office for said County. Said Lot #10 fronts 100 feet on the easterly side of Idlewild Avenue and runs back between parallel lines 450 feet to the westerly line of Lot #3 in said subdivision.

Being the same property conveyed to J. M. Watts and wife, Anna Wilbrey Watts, by deed from Andrew G. Lewis and wife, of record in Book 1427, page 61, said Register's Office.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Agnes Baker Johnston, her heirs and assigns, forever.

And we do covenant with the said Agnes Baker Johnston 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, except for the Deed of Trust described above.

And we, J. M. Watts and wife, Anna Wilbrey Watts do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Agnes Baker Johnston, her heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hands this 27th day of December, 19 51

J. M. Watts
Anna Wilbrey Watts

STATE OF TENNESSEE
Davidson County

Personally appeared before me, WADE SAIN, a Notary Public in and for said County and State, the within named J. M. WATTS AND WIFE, ANNA WILBREY WATTS

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 office, this 27th day of December, 19 51.

Commission expires April 10 1952

Wade Sain
Notary Public

56661

WARRANTY DEED

FROM

J. M. Watts and wife,

Anna Wilbrey Watts

TO

Agnes Baker Johnston

STATE OF TENNESSEE
DAVIDSON COUNTY

RECEIVED FOR RECORD

at 1:26 o'clock P.M. 12-27-51

RECORDING FEE $ 2.00

JAMES E. WILLIAMS, REGISTER

By: [illegible]

DeWitt, Warner & Bell
Attorneys at Law

Guaranty Title Company
A DIVISION OF
Kansas City Title Insurance Company
American Trust Building
S. W. Cor. Third & Union
NASHVILLE, TENNESSEE

PG 537