For and in consideration of the sum of $ 10.00

Ten and No/100 DOLLARS

and other valuable consideration

I, Calvin L. McKissack

have bargained and sold, and by these presents do transfer and convey unto the said

James H. Watkins and wife, Vivian Watkins

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. 56 on the Plan of College Hill Subdivision, as of record in Book 2133, page 52, Register's Office for said County. Said Lot 56 fronts 77 feet on the northerly side of Batavia Street and runs back 189.4 feet on the easterly line and 194.5 feet on the westerly line, to a dead line, measuring 48 feet thereon, said dead line being a broken line.
Being part of the property conveyed to Calvin L. McKissack by deed from Russell Campbell, Executor, etc., of record in Book 1469, page 569, 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 James H. Watkins and wife, Vivian Watkins

their heirs and assigns, forever.

And I do covenant with the said James H. Watkins and wife, Vivian Watkins

that I am lawfully seized and possessed of said land in fee simple; have a good right to convey it. and the same is unencumbered.

And I, Calvin L. McKissack

do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said James H. Watkins and wife, Vivian Watkins

their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness my hand this 24 day of November, 1954.

Calvin L. McKissack

STATE OF TENNESSEE
Davidson County

Personally appeared before me, B. L. Mitchell, a Notary Public in and for said County and State, the within named Calvin L. McKissack

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 24 day of November, 1954.

Commission expires July 11, 1956

B. L. Mitchell
Notary Public

40298

WARRANTY DEED

FROM
Calvin L. McKissack

TO
James H. Watkins and wife,
Vivian Watkins

REGISTER'S OFFICE
STATE OF TENNESSEE
DAVIDSON COUNTY
Received for record DEC 8 1954
at 3:55 o'clock P.M.
and recorded in Book 2335 Page 123
Witness my hand this 8 day of DEC 1954
WALTER P. ANDREW, JR. Register
By M. M. Spurgeon D.C.
Fees $2.00

LAWYERS TITLE INSURANCE CORPORATION
of Richmond, Virginia
Zone Office