BK 3073

TURRENTINE REALTY CO. 1st

WARRANTY DEED

FROM 86466
MARTHA PEARL WATSON

TO
BESSIE BOYD AND
ESTELLA B. GRAY

REGISTER'S OFFICE
STATE OF TENNESSEE
DAVIDSON COUNTY
Received for record 31 day of MAY A.D. 1961 at 12:01 o'clock P.M.
Noted in Book 4252 Page 257
Recorded in Book Page
Recording Fee $2.00
JAMES P. WILSON, Register
By E. Ray D.C.

Attorneys Title Company
Titles Guaranteed
Suite 5, Stahlman Bldg.
NASHVILLE, TENN.

DOCUMENTARY
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JAN 1 MENTION

WARRANTY DEED — ATTORNEYS TITLE COMPANY

For and in Consideration of the sum of Five ($5.00) ---------- DOLLARS

Cash in hand paid and other good and valuable considerations, the receipt of which is hereby acknowledged, and the assumption by Bessie Boyd and Estella B. Gray of the balance of an indebtedness in the amount of $5897.44 secured by a deed of trust, on the property herein conveyed, executed by Hugh Chadwell and wife, Agnes C. Chadwell, to Miller Kimbrough, Trustee, of record in Book 1927, page 611, said Register's Office, to secure Kimbrough Phillips Company the payment of one note dated January 3, 1951, in the original principal amount of $8300.00, payable in monthly installments of $43.82 each, including principal and interest at the rate of 4% per annum.

I, Martha Pearl Watson have bargained and sold, and by these presents do transfer and convey unto the said Bessie Boyd and Estella B. Gray with the right of survivorship and to the survivor of them, survivor 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 a part of Lots 13 and 14, Block "F" on the Plan of Woodbine Courts, Part II, not of record and more particularly described as follows:

The westerly 45 feet of the southerly 125 feet of Lot 14 and the easterly 45 feet of the southerly 125 feet of Lot 13, in said unrecorded subdivision. Said parts of lots front together 90 feet on the north side of Collier Avenue and run back between parallel lines 125 feet to a dead line in the rear, measuring 90 feet thereon, the southwest corner of said tract being a point in the northerly margin of Collier Avenue, 911.2 feet eastwardly from a monument at the beginning of a curve in the northeasterly intersecting corner of Collier Avenue and Simmons Street.

Being the same property willed to Martha Pearl Watson by Dowell D. Watson, deceased, of record in Will Book 71, page 202, County Court Clerk's Office for said County and being the same property conveyed to D. D. Watson by deed from L. H. Hardaway and wife, of record in Book 2293, page 215, said Register's Office. The said D. D. Watson and Dowell D. Watson being the one and same person.

The unrecorded plat of Woodbine Courts, Part II, shows a 35 foot building setback line off Collier Avenue.

PG 259