BK 3101

WARRANTY DEED THIS FORM FURNISHED BY ATTORNEYS TITLE CO

For and in consideration of the sum of ----------

Tenand no/100----------($10.00)----------DOLLARS

Cash in hand paid and other good and valuable considerations the receipt of which is hereby acknowledged, and in further consideration the grantees, Robert C. Watkins and wife, Peggy Jean Watkins, have assumed and agreed to pay the remaining unpaid balance of a certain note which is secured by a deed of trust executed by Elvis Clay and wife, Imogene Carver Clay, to Miller Kimbrough, Trustee, of record in Book 2873, page 603, Register's Office for Davidson County, Tennessee, reference to which said instrument is here made for a more particular description of said note and the terms and conditions of said deed of trust, the obligations of which are assumed by the said grantees.

"It is expressly understood and agreed by and between both the grantee and grantor that possession of the herein described premises will be given to the grantee on or before 15 days from the date of deed."

We, Elvis Clay and wife, Imogene Carver Clay have bargained and sold, and by these presents do transfer and convey unto the said Robert C. Watkins and wife, Peggy Jean 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. 166 on the Plan of Locustwood Section 5, of record in B ook 2663, page 43, Register's Office for Davidson County, Tennessee,

Said Lot No. 166 fronts 78 feet on the easterly side of Creekside Drive and extends back 241.6 feet on the northerly line and 260.5 feet on the southerly line to a dead line measuring 79 feet thereon.

Being the same property conveyed to Elvis Clay and wife, Imogene Carver Clay, by deed from Continental Development Corporation, of record in Book 2857, page 153, Register's Office for Davidson County, Tennessee.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Robert C. Watkins and wife, Peggy Jean Watkins their heirs and assigns, forever.

And we do covenant with the said Robert C. Watkins and wife, Peggy Jean Watkins 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 as hereinabove set out.

And we, Elvis Clay and wife, Imogene Carver Clay do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Robert C. Watkins and wife, Peggy Jean Watkins their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hands this 18th day of July, 19 60

Elvis Clay

Imogene Carver Clay

PG 327