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DEED

For and in consideration of the sum of Ten Thousand Dollars ($ 10,000.00), cash in hand paid, the receipt of which is hereby acknowledged, I, Mrs. Lou Ella Jenkins, a widow, have bargained and sold, and do hereby bargain and convey unto Walter Crawford Watkins and wife, Catherine Watkins, their heirs and assigns, a house and lot situated and lying in Nashville, Davidson County, Tennessee, the same being the southerly forty-five (45) feet of Lot No. 285, in Watkins, Stowe and others Second Addition to Nashville, called the Addition to the Town of Waterbeck, a plan of which addition is of record in Book 21, page 41, in the Register's Office of said County. Said Southerly part of said Lot No. 285 fronts forty-five (45) feet on the Easterly side of Alberta Avenue and runs back between parallel lines, one hundred and seventy (170) feet to an alley, being the same property that was conveyed to me under deed from Frank Wood and wife dated March 8, 1913, of record in Book 437, Page 214, Register's Office of Davidson County, Tennessee.

To have and to hold said property, together with all appurtenances thereunto belonging, unto the said Walter Crawford Watkins and wife, Catherine Watkins, their heirs and assigns, forever.

I covenant with said grantees that I am lawfully seized and possessed of said property; that I have a good and lawful right to make this conveyance; that the same is clear and unencumbered; and I will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

Immediate possession of said premises is hereby given. 1962 taxes are prorated as of this date and settled in cash between the parties, with payment of the same when due being assumed by the purchasers.

Witness my hand this 23rd day of July, 1962.

Mrs. Lou Ella Jenkins

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