WARRANTY DEED

For and in consideration of the sum of TEN AND NO/100 - ($10.00) *DOLLARS* cash in hand paid by HOWARD E. ROBERTS AND WIFE, VIANA S. ROBERTS, and other good and valuable considerations, the receipt of all of which is hereby acknowledged,

We, CARL ABERDEEN WATSON AND WIFE, MARTHA MAI WATSON, *have bargained and sold, and by these presents do transfer and convey unto the said* HOWARD E. ROBERTS AND WIFE, VIANA S. ROBERTS,

their *heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:*
Land in Davidson County, Tennessee, being Lot No. 82 on the Plan of Shelby Village No. Two, as of record in Book 1835, page 48, Register's Office for said County.

Said Lot No. 82 fronts 61.8 feet on the west side of South 16th Street, and runs back 132 feet on the north line and 146.8 feet on the south line, which is a broken line, to a dead line in the rear, measuring 47.7 feet thereon.

Subject property is improved with a one family residence and is known as 706 South 16th Street, Nashville, Tennessee.

BEING the same property conveyed to CARL ABERDEEN WATSON AND WIFE, MARTHA MAI WATSON, by deed from Shelby Village, Inc., as of record in Book 2088,page 603, said Register's Office.

The above described property is conveyed subject to restrictions of record in Book 2015, page 639, which were made applicable to the premises by instrument recorded in Book 2086, page 339; and subject to conditions set out in plan of record in Book 1835, page 48, Register's Office for said County.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said HOWARD E. ROBERTS AND WIFE, VIANA S. ROBERTS, their *heirs and assigns, forever.*

And we *do covenant with the said* HOWARD E. ROBERTS AND WIFE, VIANA S. ROBERTS, *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.*

And we, CARL ABERDEEN WATSON AND WIFE, MARTHA MAI WATSON, *do further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to the said land to the said* HOWARD E. ROBERTS AND WIFE, VIANA S. ROBERTS, their *heirs and assigns against the lawful claims of all persons, whomsoever.*

Witness our *hand* s *this* 31st *day of* March, *19* 64, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Carl Aberdeen Watson
(Carl Aberdeen Watson)

Martha Mai Watson
(Martha Mai Watson)

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Anne Abernathy*, a Notary Public in and for said County and State,* CARL ABERDEEN WATSON AND WIFE, MARTHA MAI WATSON,

the within named 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 Nashville *Tennessee, this* 31st *day of* March*, 19* 64

My commission expires October 25, 1965

Anne Abernathy *Notary Public*

23329

WARRANTY DEED
FROM
CARL ABERDEEN WATSON AND WIFE,
MARTHA MAI WATSON
TO
HOWARD E. ROBERTS AND WIFE,
VIANA S. ROBERTS