3804

WARRANTY DEED

For and in Consideration of the sum of - EIGHT THOUSAND, SIX HUNDRED, EIGHTY-THREE and 73/100 - - -($8,683.73) - DOLLARS of which THREE THOUSAND, ONE HUNDRED AND NO/100 ($3,100.00) DOLLARS have been paid in cash by EDITH MAYO LYNCH, the receipt of which is hereby acknowledged, and the grantee hereby assuming and agreeing to pay the unpaid principal balance of a note signed by Walter G. Shearon and wife, Betty B. Shearon, dated April 17, 1956, in the original amount of $7150.00, now reduced by payment to the unpaid principal balance of FIVE THOUSAND, FIVE HUNDRED, EIGHTY-THREE AND 73/100 ($5583.73) DOLLARS. Said note is secured by and described in a deed of trust executed by Walter G. Shearon and wife, Betty B. Shearon, to Chas. F. Lovell, Trustee, of record in Book 2515, page 451, Register's Office for Davidson County, Tennessee, to which reference is here made for a more particular and accurate description of said note;

We, ROBERT C. WATTS AND WIFE, MYRTLE C. WATTS, have bargained and sold, and by these presents do transfer and convey unto the said EDITH MAYO LYNCH, her 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. 58 on the Map of Victory Heights Subdivision, as of record in Book 1130, page 97, Register's Office for said County.

Said Lot No. 58 is described as follows: Beginning at a point in the east margin of Montgomery Avenue, at the corner of Lots Nos. 58 and 95; thence with the line between said lots, easterly 60.7 feet to the corner of Lots Nos. 57 and 58; thence with the line between said lots, northerly 159.5 feet to the south margin of Chickasaw Avenue; thence with the margin of the same, westerly 35.7 feet to the beginning of a curve; thence around said curve, southwesterly 39.46 feet to the east margin of Montgomery Avenue; thence with the margin of the same, southerly 134.5 feet to the beginning.

Being the same property conveyed to Robert C. Watts and wife, Myrtle C. Watts, by deed from Thomas J. Pettit and wife, of record in Book 3035, page 35, said Register's Office.

The above described property is improved and is known as 900 Chickasaw Avenue, Nashville, Tennessee.

(We hereby transfer and assign to Edith Mayo Lynch all our interest in the escrow account held in connection with the loan referred to above).

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said EDITH MAYO LYNCH, her heirs and assigns, forever.

And we do covenant with the said EDITH MAYO LYNCH 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 referred to above and by taxes for the year 1964, which are hereby assumed by the grantee.

And we, ROBERT C. WATTS AND MYRTLE C. WATTS, do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said EDITH MAYO LYNCH, her heirs and assigns against the lawful claims of all persons whomsoever.

Witness our hands s this 17th day of August, 19 64.

Robert C Watts
(Robert C. Watts)

(Myrtle C. Watts)
Myrtle C. Watts

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Anne Abernathy, a Notary Public in and for said County and State, the within named Robert C. Watts and wife, Myrtle C. Watts,

the bargainors, 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 17th day of August, 19 64

NOTARY PUBLIC

Anne R. Abernathy, Notary Public.

Commission Expires October 25, 1965

STATE OF
COUNTY OF

Personally appeared before me, ..., a Notary Public in and for said County and State, the within named.....

the bargainor....., with whom I am personally acquainted, and who acknowledged that ..... executed the within instrument for the purposes therein contained.

Witness my hand and official seal at....., this ..... day of ....., 19.....

....., Notary Public.

Commission expires.....

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, ..., a Notary Public of the State and County aforesaid, personally appeared....., with whom I am personally acquainted, and who, upon oath, acknowledged .....self to be.....of the ....., the within named bargainor, a corporation, and that .....he as such ....., being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by.....self as .....

Witness my hand and seal, at office in....., this.....day of....., 19.....

.....
Notary Public

Commission expires.....

BOOK 3804 PAGE 683

STATE TAX $ 13.03
PROBATE 50
TOTAL $ 13.53

AUG 24 1964

R. E. WORRALL
COUNTY COURT CLERK
DAVIDSON COUNTY, TENN.

PAID AUG 24 1964
CT

47500

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY
STATE OF TENN

AUG 24 10 35 AM '64
NOTED BOOK 109 PAGE 766
RECORDING FEE $ 2.00
DEP. REG. R

WARRANTY DEED

FROM

ROBERT C. WATTS AND WIFE,

MYRTLE C. WATTS,

TO

EDITH MAYO LYNCH

Loan #

Company

nce Company

erican Trust building

7. Cor. Third & Union

HVILLE, TENNESSEE