WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Mr. & Mrs. Tom E. Watts, Jr. (NAME)	Mr. & Mrs. Tom E. Watts, Jr. (NAME)	Parcel No.
213 Mockingbird Rd. (STREET ADDRESS OR ROUTE NUMBER)	213 Mockingbird Rd (STREET ADDRESS)	W26-3605
Nashville, Tenn. 37205 (CITY) (P. O. ZONE) (STATE)	Nashville, Tennessee. 37205 (CITY) (ZONE) (STATE)	Map 103-12 Par. 149

M.O.

For and in Consideration of the sum of $10.00 -

- - Ten and No/100 - *DOLLARS*

cash in hand paid by Thomas E. Watts, Jr. and wife, Mary Lou Watts, and other valuable and sufficient considerations, receipt of all of which is hereby acknowledged.

We, Robert B. Eleazer and wife, Ethel Fleming Eleazer,
have bargained and sold, and by these presents do transfer and convey unto the said - -Thomas E. Watts, Jr. and wife, Mary Lou Watts, 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 the north 20 feet of lot No. 7 and all of lot No. 8 of Block "C" on the Plan of Cherokee Park, Section 1, as of record in book 547, pages 169 and 170, Register's Office for said County.
Said part of lot No. 7 fronts 20 feet on the southwesterly side of Mockingbird Road and runs back 149.76 feet on the northwesterly line and 151 feet, more or less, on the southeasterly line to a dead line on which it measures 20 feet.
Said lot No. 8 fronts 60 feet on the southwesterly side of Mockingbird Road and runs back 149.76 feet on the southeasterly line and 145.66 feet on the northwesterly line to a dead line and measures 70 feet thereon.
Said part of lot No. 7 being the same real property conveyed to Robert B. Eleazer and wife, Ethel Fleming Eleazer, by deed from R. L. Middleton and wife, of record in book 1372, page 337, and said lot No. 8 being the same real property conveyed to Robert B. Eleazer and wife, Ethel Fleming Eleazer, by deed from Elizabeth Myers Hill and husband, of record in book 1281, page 478, said Register's Office.

This conveyance is made subject to the following:

Public utility easement and 50 foot building setback line from Mockingbird Road, as shown on plan of record in book 547, pages 169 and 170, Register's Office for Davidson County, Tennessee.

Five-foot easement reserved for public utility purposes along rear of premises as shown by dotted lines on plat above referred to and 5 foot easement for public utility purposes reserved along the side or division lines of such lots as are so marked by dotted lines for that purpose on the plat above referred to, as set out in deeds of record in book 819, pages 31 and 41, Register's Office for Davidson County, Tennessee.

This is ~~unimproved ( )~~ improved (X) property, known as 213 Mockingbird Rd., Nashville, Tennessee. 37205
(House Number) (Street) P. O. Address: (City or Town)

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Thomas E. Watts, Jr. and wife, Mary Lou Watts, their - *heirs and assigns, forever.*

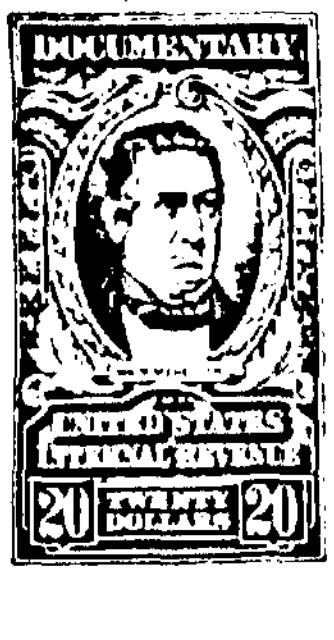
And we *do covenant with the said* Thomas E. Watts, Jr. and wife, Mary Lou Watts *that* we are *lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered.*, except 1965 taxes which the grantees assume & agree to pay, same having been prorated as of June 15, 1965.

And We, Robert B. Eleazer and wife, Ethel Fleming Eleazer *do further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to the said land to the said* Thomas E. Watts, Jr. and wife, Mary Lou Watts, their *heirs and assigns against the lawful claims of all persons whomsoever.*

Witness our *hand* s *this* 18th *day of* June, *19* 65, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Robert B. Eleazer
Robert B. Eleazer

Ethel Fleming Eleazer
Ethel Fleming Eleazer





[redacted] [redacted]

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Frankie Wilkes, a Notary Public in and for said County and State, the within named Robert B. Eleazer and wife, Ethel Fleming Eleazer

the 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, Davidson County, Tennessee, this 18th day of June, 1965.

Frankie Wilkes, Notary Public.

Commission Expires 5-7-66

NOTARY PUBLIC DAVIDSON COUNTY

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.....

Return to: G tle Comp
G-184403
$20,000.00

WARRANTY DEED

FROM

ROBERT B. KLEAZER ET UX

TO

THOMAS E. WATTS, JR. ET UX

STATE TAX $ 20.00
PROBATE .50
TOTAL $ 30.50

JUN 18 1965

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

PAID JUN 18 1965

BOOK 3903 PAGE 645

85552

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY
STATE OF TENN

JUN 18 4 19 PM '65

NOTED BOOK 111 PAGE 79
RECORDING FEE $ 2.00
DEP. REG.

Compliments of

Guaranty Title Company

A Division of

Kansas City Title Insurance Company

American Trust Building

S. W. Cor. Third & Union

NASHVILLE, TENNESSEE