Field Book Number: 6DA-26135
Map-Parcel Number: MAP 119-9
PAR 33 mp

Property is improved and known as:
2701 Grandview Avenue
Nashville, Tennessee
New Owners: Mr. and Mrs. James H. Watson

Send Tax Statements To:
Home Federal S & L Association
Life & Casualty Tower
Nashville, Tennessee

This deed was prepared by:
Reau E. Folk, Jr., Atty., 112 Stahlman Bld

Deed 9 of 9 deeds on same property.

WARRANTY DEED

WHEREAS, Bertha R. Dinning was the owner of certain real property located at 2701 Grandview Avenue in Nashville, Davidson County, Tennessee, hereinafter described; and,

WHEREAS, the said Bertha R. Dinning died on May 26, 1965, in Davidson County, Tennessee, leaving a will, executed by her as Bertha Dinning, which will was probated October 13, 1965, and appears of record in Will Book 84, page 391, Probate Court for Davidson County, Tennessee; and,

WHEREAS, by said will the said Bertha R. Dinning devised all of her property to her husband, John B. Dinning, for life, and then the remainder interest to the nine children of the said Bertha R. Dinning and John B. Dinning; and,

WHEREAS, the said John B. Dinning predeceased the said Bertha R. Dinning; and,

WHEREAS, the nine children of the said Bertha R. Dinning and John B. Dinning are as follows:

1. Dolores Dinning Edgin
2. Eugenia Day Dinning Surrey
3. Virginia May Dinning Lutke
4. Ella Lucille Dinning Robertson
5. Marvis Geraldine Dinning Smith
6. Max Edward Dinning

7. Vernon Kermit Dinning

8. Donald Boyd Dinning

9. Myron Wade Dinning

WHEREAS, the said Dolores Dinning Edgin was duly appointed and qualified as Administratrix, CTA, of the Estate of Bertha Dinning, Rule No. 48385, by decree of record in Minute Book 191, page 97, Probate Court for Davidson County, Tennessee; and,

WHEREAS, the said Dolores Dinning Edgin has arranged for a sale of the said real property to James H. Watson and wife, Maggie Hunter Watson, for a cash consideration of Seven Thousand Dollars ($7,000.00); and,

WHEREAS, each of the above named children of the said Bertha R. Dinning and John B. Dinning is over 21 years of age and desires to join the other children in conveying the said real property to the said James H. Watson and wife, Maggie Hunter Watson, for the said consideration;

NOW, THEREFORE, in consideration of the foregoing and in consideration of the cash payment of $7,000.00 into the hands of the said Dolores Dinning Edgin, Administratrix, CTA, as aforesaid, the undersigned, being one of the said children, does hereby bargain and sell, transfer and convey unto the said JAMES H. WATSON and wife, MAGGIE HUNTER WATSON, their heirs and assigns, all the right, title and interest of the undersigned, being a one-ninth part, in and to the said real property described as follows:

Land in Davidson County, Tennessee, being the northerly one half of Lot No. 55 and all of Lot No.

56 on the Revised and Corrected Plan of Thompson and Rings Subdivision of Edenwold Park, as of record in Book 332, page 29, Register's Office for said County.

Said part of Lot No. 55 and all of Lot No. 56 front together 75 feet on the westerly side of Grandview, formerly Caldwell Avenue, and run back between parallel lines with the southerly margin of Central Avenue, 150 feet to an alley.

Being the same property conveyed to Bertha R. Dinning by deed dated November 26, 1962, from S. T. Jackson and wife, Calista Jackson, recorded November 26, 1962, in Book 3463, page 461, said Register's Office.

TO HAVE and TO HOLD the said interest in the said land, with all the appurtenances thereto belonging, to the said JAMES H. WATSON and wife, MAGGIE HUNTER WATSON, their heirs and assigns, forever.

And the undersigned covenants with the said JAMES H. WATSON and wife, MAGGIE HUNTER WATSON, that the said nine children are lawfully seised and possessed of the said land in fee simple, have a good right to convey it, and that the said land is unencumbered.

And the undersigned further covenants and binds himself, his heirs and representatives to warrant and defend the title to the said land to the said JAMES H. WATSON and wife, MAGGIE HUNTER WATSON, their heirs and assigns against the lawful claims of all persons.

IN WITNESS WHEREOF, the undersigned has hereunto set his hand this 16th day of November, 1965.

Myron Wade Dinning

STATE OF California
COUNTY OF Santa Barbara

Before me, a Notary Public in and for the State and County aforesaid, personally appeared the within named Myron Wade Dinning, one of the bargainors, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Santa Barbara, California, this 16th day of November, 1965.

John H Riffero
Notary Public

JOHN H. RIFFERO
NOTARY PUBLIC
In and for the County of Santa Barbara, State of California
My Commission expires:

My commission expires:
June 10, 1966

Value $22.00 ST 1.65

File: Rau Folk

MYRON WADE DINNING

TO:

JAMES H. WATSON and wife,
MAGGIE HUNTER WATSON

WARRANTY DEED

(No. 9 of 9)

11514

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY
STATE OF TENN

DEC 27 10 07 AM '65

NOTED: BOOK 113 PAGE 230

RECORDING FEE $ 2.25

DEP. REG. 4





LAW OFFICES
REAU E. FOLK, JR.
SUITE 118, STAHLMAN BUILDING
NASHVILLE, TENNESSEE 37201

STATE TAX $ 1.17
PROBATE .50
TOTAL $ 1.67

DEC 27 1965

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

PAID DEC 27 1965