This instrument was prepared by JOHN G. DOAK, Attorney. Law firm of Warfield & Entrekin, American Trust Building, Nashville, Tennessee.

WARRANTY DEED

BOOK 3975 PAGE 123

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
James E. Watts, et ux (NAME)	(NAME)	61-07 MAP
4703 Gallatin Road (STREET ADDRESS OR ROUTE NUMBER)	Same (STREET ADDRESS)	45 Par
Nashville, Tennessee (CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	15D MS

For and in Consideration of the sum of TEN and NO/100----------

----------($10.00)----------*DOLLARS*

cash in hand paid by JAMES E. WATTS and wife, MARYE E. WATTS, and other good and valuable considerations, the receipt of all of which is hereby acknowledged,

I, EVELYN W. SWEENEY,

.....*have bargained and sold, and by these presents do transfer and convey unto the said* ... JAMES E. WATTS and wife, MARYE E. 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 south 1-1/2 feet of Lot No. 3 and the north 11-1/2 feet of Lot No. 2 of Block "J" on the Map of Broadmoor, as of record in Book 547, page 174, Register's Office for said County.

Said part of said lots adjoin and front together 13 feet on the westerly side of Gallatin Pike, and extend back between parallel lines, 165 feet to a dead line.

Being part of the property conveyed to Marshall M. Sweeney and wife, Mrs. Evelyn W. Sweeney, by deed from Thomas G. Perryman and wife, as of record in Book 2098, page 219, said Register's Office, and the said Marshall M. Sweeney having since died.

Conveyance of this property is subject to restrictions of record in Book 1759, page 505, said Register's Office, and an easement for passageway 9 feet wide along the northerly line of the hereinafter described property, as conveyed to Drew R. Maddux, and wife, Judy J. Maddux, et al, which is by deed from Evelyn W. Sweeney, a widow, as of record in Book 2740, page 152, said Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved ( ) property, known as ..... (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 James E. Watts and wife, Marye E. Watts, their ..... *heirs and assigns, forever.*

And I *do covenant with the said* James E. Watts and wife, Marye E. Watts, *that* I am *lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered,* except for current taxes and as noted above.

And I, Evelyn W. Sweeney,

do further covenant and bind myself, my *heirs and representatives, to warrant and forever defend the title to the said land to the said* James E. Watts and wife, Marye E. Watts, their *heirs and assigns against the lawful claims of all persons whomsoever.*

Witness my *hand this* 31st *day of* December, *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.*

Evelyn W. Sweeney
EVELYN W. SWEENEY

BOOK 3975 PAGE 125

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, James R. Pearigen, Jr., a Notary Public in and for said County and State, the within named Evelyn W. Sweeney

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

Witness my hand and official seal at Nashville, Tennessee, this 31st day of December, 19 65

James R. Pearigen, Jr., Notary Public.

Commission Expires March 1, 1966

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 3975 PAGE 126

STATE TAX $ 17.75
PROBATE .50
TOTAL $ 17.75

JAN 5 1966

R. E. WORRALL
COUNTY COURT CLERK
DAVIDSON COUNTY, TENN.
PAID JAN 5 - 1966

127722

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY
STATE OF TENN.

JAN 5 1 36 PM '66
NOTE BOOK 113 PAGE 285
RECORDING FEE $ 2.00
DEP. REG. _____

WARRANTY DEED

FROM

Evelyn W. Sweeney

mail TO

James E. Watts and wife,

Marye E. Watts

4703 Gallatin Pk Rd



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1 5

2.00