This Instrument Was Prepared By
REAU E. FOLK, JR., Attorney
Stahlman Bldg., Nashville, Tenn.

WARRANTY DEED

TTC 194605

REAU E. FOLK, JR. FORM

MAP-PARCEL NUMBER(S)	NAME AND ADDRESS OF NEW OWNER(S)	SEND TAX BILLS TO
Map. 72-6 Par. 221 pw	Jocie N. Watts same as below	new owner BOOK 4106 PAGE 455
FIELD BOOK NUMBER(S)	STREET ADDRESS OF SUBJECT PROPERTY (IF IMPROVED)	LOAN OR ACCOUNT NO.
15DA-4920	1064 Trinity Lane	PROPERTY IS ☒ IMPROVED ☐ UNIMPROVED

EACH BOOK AND PAGE NUMBER REFERRED TO HEREIN, UNLESS OTHERWISE DESIGNATED, IS IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

For and in consideration of the sum of TEN DOLLARS ($10.00) and other good and valuable considerations, the receipt of all of which is hereby acknowledged,

OMAR CHARLES and wife, ERCEL CHARLES,
hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto JOCIE N. WATTS,

hereinafter called the Grantee, his heirs, successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being Lots Nos. 15 and 16 on the Plan of Dr. E. T. Brown's Subdivision of the J. B. King Land, as of record in Book 332, page 69.

Said Lots Nos. 15 and 16 front together 100 feet on the southerly side of Trinity Lane as widened, and run back 349-1/2 feet on the westerly line and 360-1/2 feet on the easterly line to a dead line, measuring 100.6 feet thereon, including but excluding therefrom a strip of land of an average width of six feet across the front of said lots, conveyed to Davidson County for widening Trinity Lane, by Mrs. Chas. A. Goad, by right of way of record in Book 1727, page 561.

Being the same property conveyed to Omar Charles and wife, Ercel Charles, by deed from Myra E. Goad, of record in Book 1763, page 26.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging, to the Grantee, his heirs, successors and assigns, forever.

And the Grantor covenants with the Grantee that he is lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered, except for 1967 Metro Taxes, which have been prorated and assumed by the Buyer.

The Grantor further covenants and binds himself, his heirs, successors and representatives to warrant and defend the title to the said land to the Grantee, his heirs, successors and assigns against the lawful claims of all persons.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

In witness whereof, the Grantor has hereunto set his hand (if a corporation, has caused its name to be signed hereto by its duly authorized officers) on this, the 27th day of February, 19 67

Ercel Charles
Ercel Charles

Omar Charles
Omar Charles

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BOOK 4106 PAGE 456

Before me, Reau E. Folk, Jr., a Notary Public in and for the State and County aforesaid, personally appeared the within named Omar Charles and wife, Ercel Charles,

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, Tennessee, this, the 27th day of February, 1967.

My commission expires: July 26, 1970

Reau E. Folk, Jr.
Notary Public

STATE OF _____
COUNTY OF _____

Before me, _____, a Notary Public in and for the State and County aforesaid, personally appeared the within named _____

the bargainor(s), 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, the _____ day of _____, 19____.

My commission expires: _____
Notary Public

WARRANTY DEED
REF: hs

FROM
OMAR CHARLES and wife

TO
JOCIE N. WATTS

62190

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY
STATE OF TENN

FEB 28 12 02 PM '67
NOTED: BOOK 115 PAGE 834
RECORDING FEE $ 2.00
DEP. REG. _____

REAU E. FOLK, JR., ATTY.
Nashville, Tennessee

MERCER REALTY CO., INC.
Realtors — 310 3rd Ave., No.
Nashville, Tenn. Phone 254-8721

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, _____, a Notary Public in and for the State and County aforesaid, personally appeared _____ and _____, with whom I am personally acquainted, and who upon oath acknowledged _____ to be the _____ and _____, respectively, of _____, a corporation, the bargainor, and that _____, and _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the said corporation by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at _____, Tennessee, this, the _____ day of _____, 19____.

My commission expires: _____
Notary Public

PAID FEB 28 1967
DAVIDSON COUNTY, TENN.
COUNTY COURT CLERK
R. E. WORRELL
FEB 28 1967
STATE TAX $ 1.50
PROBATE TOTAL $ 2.00