WARRANTY DEED

BOOK 4145 PAGE 183
THIS FORM FURNISHED BY ATTORNEYS TITLE CO.

THIS INSTRUMENT WAS PREPARED BY:
EDWARD SEDDON, ATTORNEY
SUITE 508 - 315 FOURTH AVE. NORTH
NASHVILLE, TENNESSEE 37202

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
G. Rice Wilson, Jr., et ux (NAME:)	Murphree Mortgage Company (NAME:)	9D-25210
7156 Birch Bark Drive (STREET ADDRESS OR ROUTE NUMBER)	226 Third Avenue North (STREET ADDRESS)	Map 142-11
Nashville, Tennessee (CITY) (P. O. ZONE) (STATE)	Nashville, Tennessee (CITY) (ZONE) (STATE)	Par 24

For and in consideration of the sum of Ten and No/100 ---------- **DOLLARS**

and other good and valuable considerations, the receipt of which is hereby acknowledged, and the assumption by the grantees of the unpaid balance of a note secured by a 1st mortgage Deed of Trust of record in the Register's Office for Davidson County, Tennessee, we the undersigned, ELWOOD WATKINS and wife, WINNIFRED WATKINS

have bargained and sold, and by these presents do transfer and convey unto the said G. RICE WILSON, JR. and wife, CHARLINE T. WILSON

their **heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows to wit:**

Being Lot No. 74 on the Plan of Section II, Valley West, of record in Book 3600, page 86, Register's Office for Davidson County, Tennessee, as follows:

Said Lot No. 74 fronts 110 feet on the northwesterly side of Birch Bark Drive and extends back 193.19 feet on the northeasterly line and 188.87 feet on the southwesterly line, to a dead line in the rear, on which it measures 110.08 feet.

BEING the same property conveyed to Elwood Watkins and wife, Winnifred Watkins by deed from Martin Construction Company, a Tennessee Corporation, of record in Book 3969, page 165, Register's Office for Davidson County, Tennessee.

~~and to the extent account is hereby transferred to said grantees~~

STATE TAX $ 40.20
PROBATE .50
TOTAL $ 40.70

JUN 23 1967

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

PAID JUN 23 1967

This is unimproved ( ) improved ( ) property, known as 7156 Birch Bark Drive (House Number) (Street) Nashville, Tennessee P. O. Address: (City or Town) (Postal Zone)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever; and we do covenant with the said GRANTEES 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, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our **hand**s **this** 16th **day of** June, **19**67

Elwood Watkins
Elwood Watkins

Winnifred Watkins
Winnifred Watkins

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STATE OF TENNESSEE
Davidson County

Personally appeared before me, Margaret Kennedy, a Notary Public in and for said County and State, the within named Elwood Watkins and wife, Winnifred Watkins

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 16th day of June 1967

Commission expires 11-14-67

Margaret Kennedy
Notary Public

STATE OF TENNESSEE
Davidson County

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon (his oath / their several oaths) acknowledged (himself / themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that (he / they) as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____, 19__.

My commission expires _____

_____
Notary Public

WARRANTY DEED

FROM

ELWOOD WATKINS ET UX

TO

G. RICE WILSON, JR. ET UX

76994

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY
STATE OF TENN

JUN 23 2 48 PM '67
NOTED: BOOK 116 PAGE 657
RECORDING FEE $ 2.00
DEP. REG. 33

Attorney at Title
ED
ATT
SUI
P. O. BOX 2988
NASHVILLE, TENNESSEE 37219