# WARRANTY DEED

BOOK 4116 PAGE 555

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| William G. Watkins | Owner | 8D 750 |
| (NAME:) | (NAME:) | |
| Upton Lane | | Map 102-3 |
| (STREET ADDRESS OR ROUTE NUMBER) | (STREET ADDRESS) | Par. 184 |
| Nashville 37209 Tennessee | | |
| (CITY) (P. O. ZONE) (STATE) | (CITY) (ZONE) (STATE) | |

*For and in Consideration of the sum of* - - - - - - - - - - ($10.00) - - - - - - - - - - - -

- - - - - - - - - - - - - - - - - - TEN AND NO/100 - - - - - - - - - - - - - - - - *DOLLARS*

cash in hand paid by William G. Watkins, unmarried, and other good and val uable considerations, receipt of which is hereby acknowledged,

Instrument prepared by
Murphree Realty Company
212 Stahlman Building
Nashville, Tennessee 37201

I, Reynold Bubis, Trustee with Full Power,

*have bargained and sold, and by these presents do transfer and convey unto the said* William G. Watkins, his *heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:*

Being Lot No. 15 on the Plan of Charlotte Park, Section 26-A, as of record in Book 4060, page 14, Register's Office for said County.

Said Lot fronts 66.57 feet on the westerly side of Upton Lane as measured around a slight curve, and extends back 176.27 feet on the southerly line and 217.99 feet on the northerly line to the low water mark of the Cumberland River and measures 80 feet more or less.

Being part of the property conveyed to Reynold Bubis, Trustee, with full power, by deed from Mrs. Mary Napier Ganier, Conservator, et al, as of record in Book 3973, page 604, said Register's Office.

This conveyance is made subject to flowage easement conveyed U. S. A. by instrument of record in Book 2155, page 311, Register's Office, the utility and drainage easement as shown on the recorded plan has been relocated to the west side of the witness line and changed to a width of 15-feet by instrument of record in Book 4115, page 975, and the recorded Plan which shows an Owner's Certificate, a 30-foot setback line from Upton Lane, a 15-foot easement for public utilities and drainage located 15-feet west of the witness line, an anchor easement 2-1/2 x 30 feet at the south front corner and the following notation "No portion of the building that is used as living quarter shall be constructed on any lot having its finished floor elevations less than 413 feet M. S. L., provided, however, that basements, not used for living purposes, carports, or garages, may be constructed having the finished floor at or above 410 feet M. S. L."

It is understood and agreed that the restrictions of record in Book 4065, page 67, are hereby made applicable to the above described property. Said restrictions have been amended by instrument of record in Book 4142, page 166, and are applicable to said property.

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unimproved ( ) This is improved (X) property, known as Upton Lane (House Number) (Street) Nashville P. O. Address: Tennessee 37209 (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* William G. Watkins, his *heirs and assigns, forever.*

*And* I *do covenant with the said* William G. Watkins, *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 taxes for 1967 which are assumed by the Grantee herein.

*And* I, Reynold Bubis, Trustee, with full power, *do further covenant and bind* myself, my *heirs and representatives, to warrant and forever defend the title to the said land to the said* William G. Watkins, his *heirs and assigns against the lawful claims of all persons whomsoever.*

*Witness* my *hand this* 20th *day of* June, *19*67, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Reynold Bubis Trustee

Reynold Bubis, Trustee

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STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Virginia E. Mitchell, a Notary Public in and for said County and State, the within named Reynold Bubis, Trustee,

the bargainor, 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 Nashville, Tennessee, this 20th day of June, 1967.

Virginia E. Mitchell, Notary Public.

Commission Expires April 23, 1969

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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

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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

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**WARRANTY DEED**

G-196836 FROM

REYNOLD BUBIS, TRUSTEE

TO

WILLIAM G. WATKINS

REGISTER'S OFFICE
PLEASE PUT IN TENN. TITLE CO. BOX

77482

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY
STATE OF TENN

JUN 27 12 28 PM '67

NOTES BOOK 116 PAGE 679
RECORDING FEE $ 2.00
DEP. REG. X

Compliments of
**Guaranty Title Company**
A Division of



STATE TAX $ 5.85
PROBATE .50
TOTAL $ 6.35

JUN 27 1967

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

PAID JUN 27 1967