BOOK 4169 PAGE 117

Mail tax statement to Owner
Donald L. Humphrey
341 Wauford dr.
Nashville Tenn
Map. 147-5
Par. 25
pw

This instrument prepared by:

Tom W. Moore, Attorney
Union Bank Building
Pulaski, Tennessee

MARGARET P. WATSON

Deed to -

DONALD L. HUMPHREY, et ux.

FOR THE CONSIDERATION HEREINAFTER SET OUT, I, Margaret P. Watson, a widow, have this day bargained and sold and do hereby sell, transfer and convey unto Donald L. Humphrey and wife, Louise Goode Humphrey, as tenants by the entirety, their heirs and assigns, subject to conditions and restrictions hereinafter set out and the encumbrance hereinafter set out and assumed, the following described real estate:

A certain lot, with all improvements thereon, lying and being in Davidson County, State of Tennessee, and described as follows:

> Being Lot No. 538 on the Plan of Caldwell Hall, Section VIII, of record in Book 3106, page 39, Register's Office of Davidson County, Tennessee.
>
> Said lot No. 538 fronts 77.8 feet on the south side of Wauford Drive and extends back 159 feet on the westerly line and 156.1 feet on the easterly line to a dead line in the rear on which it measures 98.7 feet.
>
> And is the same property acquired by the undersigned grantor by deed of record in Book 4134, page 127, Register's Office of Davidson County, Tennessee, to which reference is here made.

This conveyance is made expressly subject to restrictive covenants appearing of record in Book 3254, page 88, Book 1788, page 108, and as shown on the Plan of record in Book 3106, page 39, all in the Register's Office of Davidson County, Tennessee, and to all of which reference is here made.

TO HAVE AND TO HOLD said above described real estate, subject to the restrictive covenants above referred to and the encumbrance hereinafter set out and assumed, unto the said Donald L. Humphrey and wife, Louise Goode Humphrey, as tenants by the entirety, their heirs and assigns, in fee simple forever.

I covenant with said grantees that I am lawfully seized and possessed of said property, that I have a good and lawful right to sell and convey the same and that the same is unencumbered, except by the restrictive covenants hereinabove referred to and the encumbrance hereinafter set out and assumed. I further covenant that I will forever warrant and defend the title of said property, subject to said restrictive covenants and the encumbrance hereinafter set out and assumed, unto the said Donald L. Humphrey and wife, Louise Goode Humphrey, as tenants by the entirety, their heirs and assigns, in fee simple forever against the lawful claims of all persons.

THE CONSIDERATION for this conveyance is the sum of $14,946.00, paid and to be paid as follows: $2000.00, cash in hand paid, the receipt of which is hereby acknowledged. The above described real estate is encumbered by a certain deed of trust appearing of record in Book 3442, at page 213, Register's Office of Davidson County, Tennessee, securing a note, upon which there is owed a principal balance of $12,946.00, and the grantees for the balance of the consideration for this conveyance assume the payment of said indebtedness, and further assumes all of the terms, obligations and privileges contained in the note and security instrument above referred to and, by the acceptance of this deed, agree and bind themselves to hold the grantor harmless by reason of her assumption of same.

Possession passes with delivery of this deed, and real estate taxes for the year 1967 are prorated as of September 1, 1967.

This the 25th day of August, 1967.

Mrs. Margaret P. Watson

STATE TAX $ 2292
PROBATE .50
TOTAL $ 2292

SEP 8 1967

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

PAID SEP 8 - 1967

LAW OFFICES OF
MOORE, HENRY, HENRY & LEWIS
PULASKI, TENN. 38478

State of Tennessee

County of ~~Giles~~ Davidson

Personally appeared before me, A. C. Mifflin

a Notary Public in and for said State and County, the within named bargainor Margaret P. Watson, a widow, with whom I am personally acquainted, and who acknowledged that she executed the foregoing instrument for the purpose therein contained.

Witness my hand and seal at office, this 25th day of Aug. 1967

My term of office as Notary Public expires 5-12-70

Notary Public

87388

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY
STATE OF TENN

SEP 8 1 24 PM '67
RECORDED BOOK 117 PAGE 279
RECORDING FEE $ 4.50
DEP. REG.