TENNESSEE TITLE COMPANY

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS:
JAMES R. WATTS, ET UX (NAME)	United Mortgagee Servicing Corp. (NAME)	Map 118-9
916 Sutton Hill Road (STREET ADDRESS OR ROUTE NUMBER)	480 James Robertson Parkway (STREET ADDRESS)	16DA-13325
Nashville, Tennessee (CITY) (P. O. ZONE) (STATE)	Nashville, Tennessee (CITY) (ZONE) (STATE)	120 Pac. 146 PW

BOOK 4217 PAGE

For and in consideration of the sum of $10.00, TEN AND NO/100---------- DOLLARS

cash in hand paid by JAMES R. WATTS AND WIFE, THELMA W. WATTS

hereinafter referred to as the GRANTEES, and other good and valuable considerations, receipt of which is hereby acknowledged, we, JOSEPHINE ANDERSON SIMS AND HUSBAND, CHARLES SIMS

hereinafter referred to as the GRANTORS have bargained and sold, and by these presents do transfer and convey unto the said GRANTEES, 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. 18 Block H, Battlefield Estates, Section II, as of record in Book 843, Page 108, Register's Office for said County.

Said lot fronts 70 feet on the north side of sutton Hill Road and runs back between lines, 184.06 feet on the east line and 182.03 feet on the west line to a dead line on which it measures 70 feet.

Being the same property conveyed to Josephine Anderson Sims and husband, Charles Sims, by deed from George M. Rader and wife, as of record in Book 3435, Page 342, said Register's Office.

THIS INSTRUMENT WAS PREPARED BY
William F. Carter, Atty.
215 West Melrose Bldg.
Nashville, Tenn. 37204

unimproved ( ) This is improved (X) property, known as 916 Sutton Hill Road, Nashville, Tennessee 37204
(House Number) (Street) 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.

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.

Witness our hands this 5th day of March 19 68

Charles Sims
Josephine Anderson Sims

STATE OF TENNESSEE
DAVIDSON COUNTY

Personally appeared before me, Percy Wilkins, Jr. a Notary Public in and for said County and State, the within named JOSEPHINE ANDERSON SIMS AND HUSBAND, CHARLES SIMS

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 5th day of March, 19 68

Commission expires 1-13-69 Notary Public Percy Wilkins, Jr.

TENNESSEE TITLE COMPANY

Published by
TENNESSEE TITLE COMPANY
NASHVILLE, TENNESSEE
Zone Office
LAWYERS TITLE INSURANCE CORPORATION

File: Rec'd Bk 8 1004

PUT REVENUE STAMPS HERE:

PERCY WILKINS JR,
ATTORNEY-AT-LAW
633 STAHLMAN BUILDING
NASHVILLE, TENNESSEE 37201

PUT COUNTY COURT CLERK'S STAMP HERE:

REGISTER STAMP BELOW

JAMES R. WATTS, ET UX

TO

JOSEPHINE ANDERSON SIMS, AND HUSBAND, CHARLES SIMS

FROM

Warranty Deed

BOOK 4217 PAGE 421

I, or we, hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $ 21,950.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

James R. Walker
AFFIANT

Subscribed and sworn to before me this the 5th day of March, 1968,

Ruby Wilson
NOTARY PUBLIC
My Comm Expires: 1-13-69

STATE TAX $ 56.94
PROBATE .50
TOTAL $ 57.44

MAR 7 1968

FELIX Z. WILSON, II
COUNTY REGISTER
DAVIDSON COUNTY, TENN.

08323

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY
STATE OF TENN

MAR 7 10 35 AM '68
RECORDING FEE $ 2.00
DEP. REG. ____