BOOK 4245 PAGE 502

FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 6500.00

W. J. Rainey
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24th DAY OF June, 1968.

Notary Public

MY COMMISSION EXPIRES: 3-24-71

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
J. J. Lutin, Attorney, 802-51st Avenue North, Nashville, Tenn.
NAME ADDRESS

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Elizabeth M. Watkins (NAME) | Elizabeth M. Watkins (NAME) | Map 92-11-59 Par. |
| 1813 Beechwood Avenue (STREET ADDRESS OR ROUTE NUMBER) | 1813 Beechwood Avenue (STREET ADDRESS) | 3W345 |
| Nashville, Tenn. (CITY) (STATE) (P. O. ZIP) | Nashville, Tenn. (CITY) (STATE) (ZIP) | pw |

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, William Joseph Rainey and wife, Ann Bradley Rainey

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Elizabeth M. Watkins, to her sole and separate estate, free from the marital claims of her present or any future husband she may have,
HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS: TO-WIT:

Property located at 1904 Charlotte Avenue in said County and State, and being the westerly 45 feet of lot No. 3 in the subdivision of the Jesse Thomas Property, a plan of which is of record in Book 161, Page 88, said Register's Office. Said part of lot 3 fronts 45 feet on the north side of Charlotte Avenue and runs back northwardly between parallel lines 150 feet to an alley.
Being the same property conveyed to William Joseph Rainey and wife, Ann Bradley Rainey, by deed from Nellie R. Cox, of record in Book 2493, Page 427, said Register's Office.

Taxes for 1968 have been pro-rated and assumed by grantee.

This is improved (X) unimproved ( ) property, known as 1904 Charlotte Avenue (Cedar St.) Nashville, Tenn.
(House Number) (Street) (P. O. Address) (City or Town) (Postal Zip)

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 24th day of June, 1968

William Joseph Rainey

Ann Bradley Rainey

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STATE OF TENNESSEE
Davidson County

Personally appeared before me, J. J. Lutin, a Notary Public in and for said County and State, the within named William Joseph Rainey and wife, Ann Bradley Rainey

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 24th day of June 19 68

Commission expires 7-28-71

J. J. Lutin
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

Guaranty Title Co.

WARRANTY DEED

FROM

WILLIAM JOSEPH RAINEY, ET UX

TO

ELIZABETH M. WATKINS

A 0 2 6 5 5

IDENTIF. REFERENCE

JUN 24 1 52 PM '68

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

| | | | | | | |
|---|---|---|---|---|---|---|
| JUN24 68 | CONV | *6,500.00 | | | | |
| JUN24 68 S TAX | | | A* | 16.90 | | |
| JUN24 68 PRTFEE | | | A* | .50 | | |
| JUN24 68 | DEED | | A* | 3.00 | * | 20.40 |