WARRANTY DEED

BOOK 4299 PAGE 701

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO	MAP PARCEL NUMBERS
George W. Watkins et ux.		Map 117-4
(NAME) 1905-1907 Wildwood Avenue	(NAME) Same	Par. 207
(STREET ADDRESS OR ROUTE NUMBER) Nashville, Tennessee	(STREET ADDRESS)	
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of Fifteen Thousand Seven Hundred Fifty and no/100 ------ ----------($15,750.00) ---------- Dollars,

cash in hand paid by George W. Watkins and wife, Elizabeth M. Watkins, the receipt of which is hereby acknowledged,

I, Dorothy B. Winton,

have this day bargained and sold, and do hereby transfer and convey unto the said George W. Watkins and wife, Elizabeth M. Watkins, their (successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being part of lot No. 1 on the Map of the A. B. Montgomery Lands, as of record in Plan Book 1, page 22, Chancery Court at Nashville, described as follows:
Beginning at a point in the southerly margin of Wildwood Avenue 150 feet west of the southwest intersection of said Avenue and Battery Place, being the northwest corner of a part of said lot conveyed to J. H. Moore and wife by deed from Walter Stokes and wife, of record in book 1012, page 35, Register's Office for said County; thence westerly, along the southerly margin of Wildwood Avenue, 150 feet to a point; thence southerly parallel to Battery Place, 160 feet, more or less, to the north line of a 5-foot strip reserved for a pipeway; thence along the north line of said 5-foot strip, easterly 150 feet to the southwest corner of the J. H. Moore lot, above mentioned; thence along Moore's west line, northerly 160 feet, more or less, to the point of beginning.
Being the same real property conveyed to Dorothy B. Winton by deed from Walter Stokes and wife, of record in book 1140, page 36, said Register's Office.

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

The actual consideration or value whichever is greater, for this transfer is $ 15,750.00

Subscribed and sworn to before me, this the _____ day of _____ 19__

Affiant

My commission expires: My Commission Expires April 21, 1971 (Affix Seal)

Notary Public

This is unimproved ( ) improved (X) property, known as 1905-1907 Wildwood Avenue (House Number) (Street), Nashville (P. O. Address: City or Town), Tennessee

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said George W. Watkins and wife, Elizabeth M. Watkins, their (successors), heirs and assigns forever. I covenant that I am lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except taxes for 1969 which are prorated and assumed by the grantees.

I further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to said real estate to said George W. Watkins and wife, Elizabeth M. Watkins, their (successors), heirs and assigns, against the lawful claims of all persons.

Witness my hand this 8th day of January, 1968, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

Dorothy B. Winton

This Instrument Was Prepared By

Lawrence W. Pedigo (mse)

Of The Law Firm Pedigo & Saindon

Stahlman Building: Nashville, Tennessee

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, ... *a Notary Public in and for said County and State,* Dorothy B. Winton .....

the within named bargainor....., with whom I am personally acquainted, and who acknowledged that she *executed the within instrument for the purposes therein contained.*

Witness my hand and official seal at Nashville *this* ..... *day of* January, *19* 69.

Commission expires My Commission Expires April 21, 1971 Raymond H. [illegible] *Notary Public*

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 .....

JAN-9	CONV	15,750.00				
JAN-9	S'TAX		A*	40.82		
JAN-9	PR'FEE		A*	.50		
JAN-9	W'DEED		A*	3.00	*	44.32

WARRANTY DEED

FROM
Dorothy B. Winton
TO
George W. Watkins et ux.

A 26340

IDENTIF. REFERENCE

JAN 9 9 58 AM '69

FELIX [illegible] REGISTER
DAVIDSON COUNTY, TENN.

Compliments of
Guaranty Title
Office of
Chicago Title Insurance Company
American Trust Bldg.—S. W. Corner
Third & Union
Phone 256-2656
NASHVILLE, TENNESSEE