BOOK 4361 PAGE 794 FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 14,400.00

John Lee Newcomb
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th DAY OF August 1969.

A. M. Tenison
Notary Public A. M. Tenison

MY COMMISSION EXPIRES: February 14, 1973
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
C. H. Briley, Jr., Attorney, 320 Union Street, Nashville, Tennessee
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
John Lee Newcomb, ET UX (NAME)	Guaranty Morrgage Company (NAME)	24W-11950
1813 Beechwood Avenue (STREET ADDRESS OR ROUTE NUMBER)	316 Union Street (STREET ADDRESS)	
Nashville, Tennessee (CITY) (STATE) (P. O. ZIP)	Nashville, Tennessee (CITY) (STATE) (ZIP)	

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, GEORGE W. WATKINS AND WIFE, ELIZABETH MURRAY WATKINS

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO JOHN LEE NEWCOMB AND WIFE, MARY M. NEWCOMB

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:

Being the easterly one-half of Lot No. 225 on Belmont Land Company's Plan, called "Belmont Heights,", as of record in Book 421, page 34, Register's Office for said County.

Said part of Lot No. 225 fronts 50 feet on the southerly side of Beechwood Avenue and runs back between parallel lines, 175 feet to an alley.

Being the same property conveyed to George W. Watkins and wife, Elizabeth Murray Watkins by deed from Emmett J. Grainer and wife, of record in Book 2154, page 599, Register's Office for said County.

This is unimproved ( ) improved (X) property, known as 1813 Beechwood Avenue, Nashville, Tennessee
(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 28th day of August, 1969

George W. Watkins

Elizabeth Murray Watkins

George W. Watkins

Elizabeth Murray Watkins

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, Marbut G. Gaston, a Notary Public in and for said County and State, the within named George W. Watkins and wife, Elizabeth Murray Watkins

the bargainor S, 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 28th day of August 19 69.

Commission expires February 7, 1973

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

WARRANTY DEED
G-211943

FROM
George W. Watkins, ET UX

TO
John Lee Newcomb, ET UX

A 5 8 1

IDENTIF. REFERENCE

SEP 29 2 46 PM '69

GUARANTY MORTGAGE CO.

FELIX GILSON D. REGISTER
DAVIDSON COUNTY, TENN.

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

SEP-29	CONV	14,400.00			
SEP-29 S TAX			A*	37.44	
SEP-29 PR FEE			A*	.50	
SEP-29	W DEED		A*	3.00	* 40.94