This Form furnished by Attorneys Title Company, Inc.

BOOK 4388 PAGE 273

Form No. WD-2

FROM

Arnold L. Butler and wife,
Bobbie J. Butler

TO

Ronald John Watson and wife,
Wanda Faye Watson

For draftsman's use

This instrument was prepared by
Jno. B. Cobb, Jr., Attorney at Law
Stahlman Building, Nashville, Tenn.

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Ronald John Watson (NAME)	First Federal Savings & Loan Assoc. (NAME)	Map 90-8
6402 Frisco Avenue (STREET ADDRESS OR ROUTE NUMBER)	Fourth & Union Streets (STREET ADDRESS)	Par. 47
Nashville, Tennessee (CITY) (STATE) (P. O. ZIP)	Nashville, Tennessee 37219 (CITY) (STATE) (ZIP)	

(FOR REGISTER'S USE)

IDENTIF. REFERENCE
DEC 23 2 30 PM '69
FEE
DAVIDSON COUNTY, TENN.

A64377

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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

$ 8,429.97

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22nd DAY OF December 1969.

Notary Public

MY COMMISSION EXPIRES: April 26, 1971

(AFFIX SEAL)

For and in Consideration of the sum of ----------

Ten and No/100 ----------($10.00)=---------- DOLLARS

Cash in hand paid and other good and valuable considerations, the receipt of which is hereby acknowledged, and in further consideration the grantees have assumed and agreed to pay the remaining unpaid balance of a certain note which is secured by a deed of trust executed by Clarence W. Adams and wife, Linda P. Adams, to T. I. Holman, Jr., Trustee, of record in Book 3440, page 89, Registers' Office for Davidson County, Tennessee, reference to which said instrument is here made for a more particular description of said note and the terms and conditions of said deed of trust, the obligations of which are assumed by the said grantees.

We, Arnold L. Butler and wife, Bobbie J. Butler

have bargained and sold, and by these presents do transfer and convey unto the said

Ronald John Watson and wife, Wanda Faye Watson

their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 3 on the Plan of West Nashville Annex, as of record in Plat Book 3106, page 25, Register's Office for said County.

Said Lot No. 3 fronts 52.5 feet on the north side of Frisco Avenue and extends back between parallel lines 125 feet to a dead line.

Being the same property conveyed to Arnold L. Butler and wife, Bobbie J. Butler, by deed from Lawrence B. Sparkman and wife, Eunice C. Sparkman, of record in Book 4276, page 128, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to restrictive covenants of record in Book 3225, page 205, Register's Office for Davidson County, Tennessee, and the Plan of Record in Book 3106, page 25, said Register's Office, which shows an owner's certificate, a 30 foot minimum building setback line from Frisco Avenue and a 10 foot easement for public utility purposes along the rear line of said lot.

DEC23 CONV *8,429.97
DEC23 S'TAX A* 21.84
DEC23 PR'FEE A* .50
DEC23 WDEED A* 3.00 * 25.34

BOOK 4388 PAGE 274

WD-2

This is unimproved ( ) improved (X) property, known as 6402 Frisco Avenue (House Number) (Street) Nashville, Tennessee 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 Ronald John Watson and wife, Wanda Faye Watson their heirs and assigns, forever.

And we do covenant with the said Ronald John Watson and wife, Wanda Faye Watson 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., except as set out herein.

And We, Arnold L. Butler and wife, Bobbie J. Butler do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Ronald John Watson and wife, Wanda Faye Watson, their heirs and assigns against the lawful claims of all persons whomsoever.

Witness our hand s this 22nd day of December, 19 69

Arnold L Butler

Bobbie J. Butler

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Jo Ann Smith, a Notary Public in and for said County and State, the within named Arnold L. Butler and wife, Bobbie J. Butler

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 22nd day of December, 19 69.

Jo Ann Smith, Notary Public.

Commission expires April 26, 1971

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 .