ADDRESS NEW OWNER(S)AS FOLLOWS | SEND TAX BILLS TO | MAP PARCEL NUMBERS:

BOOK 4405 PAGE 648

Herman E. Watkins At El (NAME) | NAME | Map 92-5

909 32nd Avenue North (STREET ADDRESS OR ROUTE NUMBER) | Same Address (STREET ADDRESS) | Par. 211

PW

***(CITY) (P.O. ZONE) (STATE) | CITY ZONE STATE

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FOR AND IN CONSIDERATION of the sum of ONE and NO/100 ($1.00)DOLLARS cash in hand paid, the receipt of which is hereby acknowledged, and for the express purpose of making a re-conveyance to create and estate as tenants by entirety I, HERMAN E. WATKINS, an unmarried man, hereinafter referred to as the GRANTORS- have bargained and sold, and by these presents do hereby transfer and convey unto J. F. McClellan, his 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 Lots Nos. 11 and 12 of Block 29 on the Map of Fisk University Place, as of record in Book 421, pages 4 and 5, Register's Office for said County. Said Lots Nos. 11 and 12 adjoin and front together 50 feet on the westerly side of India Street and run back between parallel lines 150 feet to an alley in the rear. Being the same property conveyed to D. I. Wynn and wife, Beulah Velma Wynn, by deed from Phil Cohen and wife,of record in Book 1368, page 64, said Register's Office, the said D. I. Wynn having since died.

The conveyance is made for the purpose of recoveying said property to me, HERMAN E. WATKINS, my mother, ELNORA WATKINS, and my sister, HAZEL R. COTTON, as tenants in the entirety, with survival taking title on equal basis.

This is improved peoperty located at 909 32nd Avenue North, Nashville, Tenn.

This instrument was prepared by Atty. J. F. McClellan, 327 Charlotte Avenue, Nashville, Tennesseè.

Said property is conveyed subject to such limitations, restrictions, and encumbrances as may affect the premises. And we do covenant with the said TRUSTEE, that we are lawfully seized and possessed of said land in fee simple, and have a good right to convey it.
And we, the GRANTORS HERMAN E. WATKINS, do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said TRUSTEE, his successors and assigns, against the lawful claims of all persons whomsoever. And now, I, the said TRUSTEE for and in consideration of the sum of ONE AND NO/100 ($1.00) DOLLARS, cash in hand paid, the receipt of which is hereby acknoledged. and for the express purpose of carrying out the intent of this conveyance, as above set out, do hereby transfer and convey unto HERMAN E. WATKINS, ELNORA WATKINS, and HAZEL R. COTTON, their heirs and assigns, hereinafter referred to as the GRANTEES, the same property hereinabove described and set forth, to which reference is here made, and said property is donveyed subject to the same limitations, restrictions and encumbrances as may affect the premises, as above set forth. 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 I do covenant with the said GRANTEES that I am lawfully seized and possessed of said land and have a good right to convey it. And I, the said TRUSTEE, do further covenant and bind myself, my successors and representatives, to warrant and defend the title to the said land only as to such title coming through or by me from the grantees herein, to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever.
Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.
IN WITNESS WHEREOF, we have hereunto set our hands on this the 17th day of March. 1970

Herman E Watkins

J F McClellan
Trustee

STATE OF TENNESSEE)
DAVIDSON COUNTY (

Personally appeared before me.....Benton B. Hare.....

a Notary Public in and for said County and State, the within named Herman E. Watkins and J. F. McClellan, Trustee, the bargainors, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purpose therein contained. Witness my hand and official seal at Nashville, Tennessee, this 17th day of March 1970.

Commission expires: July 29, 1970 Notary Public Benton B. Hare

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STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

$ 2500 00 Herman E. Watkins
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17th DAY OF March, 1970.

Edith K. Stuart
Notary Public

MY COMMISSION EXPIRES: 4-26-71
(AFFIX SEAL)

NOTARY PUBLIC DAVIDSON COUNTY, TENN.

A 72152

IDENTIF. REFERENCE T

MAR 23 10 02 AM '70

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

MAR23	CONV	*2,500.00				
MAR23	S'TAX		A*	6.50		
MAR23	PB'FEE		A*	.50		
MAR23	W'DEED		A*	3.00	*	10.00