This instrument prepared by O.B. Hofstetter, Attorney, 304 American Trust Bldg., Nashville, Tennessee 37201

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO	MAP PARCEL NUMBERS
Howard Watts	Same	91-6-334
(NAME) 833 Watts Lane	BOOK 4109 PAGE 16	12W-14-065
(STREET ADDRESS OR ROUTE NUMBER) Nashville 9, Tenn.	(STREET ADDRESS)	
(CITY) (P. O ZONE) (STATE)	(CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of Five Thousand Five Hundred and 00/100 ($5,500.00) ---------- *Dollars,* cash in hand paid by Howard L. Watts, the receipt of which is hereby acknowledged.

We, M. H. Grove and wife, Margie Murphy Grove

have this day bargained and sold, and do hereby transfer and convey unto the said Howard L. Watts

his *(successors), heirs and assigns,*

certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being Lots 1318 and 1320, Block 196 on the Plan of the Map showing Extension of Plan No. 1 West Nashville as of record in Book 57, page 173, Register's Office for said County.

Said Lots adjoin and front together 50 feet on the south side of Michigan Avenue, and extends back between parallel lines, 150 feet to an alley.

Being the same property conveyed to M. H. Grove and wife, Margie Murphy Grove, by deed from Glenn B. Perkerson and wife, as of record in Book 2034, page 301, Register's Office for said County.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $5,500.00

Subscribed and sworn to before me, this the 4th day of April, 1970

My commission expires: April 20-1970 (Affix Seal)

Affiant M H GROVE

Notary Public

This is unimproved ( ) improved (X) property, known as 5409 Michigan Avenue, Nashville, Tennessee (House Number) (Street) P. O. Address: (City or Town)

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said Howard L. Watts

his *(successors), heirs and assigns forever.* We *covenant that* we are *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 by taxes for year 1970.

We *further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to said real estate to said* Howard L. Watts, his

(successors), heirs and assigns, against the lawful claims of all persons.

Witness our *hand* s *this* 4th *day of* March, 19 70 *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

M. H. GROVE

Margie Murphy Grove

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, J. H. Watts Jr. *a Notary Public in and for said County and State,* M. H. Grove and wife Margie Murphy Grove

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

Witness my hand and official seal at Nashville *Tennessee this* 4th *day of* April, *19*70

J. H. Watts Jr. NOTARY PUBLIC STATE OF TENNESSEE AT LARGE

Notary Public

Commission expires April 20-1970

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 .....

Please mail to Howard L. Watts
833 Watts Lane Nashville 37209

WARRANTY DEED

FROM

M. H. Grove and wife, Margie

TO Murphy Grove

Howard L. Watts

A 73612

IDENTIF. REFERENCE

APR 7 11 20 AM '70

FELIX Z. WILSON II 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

APR-7??	CONV	*5,500.00			
APR-7??S'TAX			A*	14.30	
APR-7??PR'FEE			A*	.50	
APR-7??	W'DEED		A*	3.00	* 17.80