BOOK 1109 PAGE 375

This Instrument Was Prepared By
REAU E FOLK, JR., Attorney
Stahlman Bldg., Nashville, Tenn

WARRANTY DEED
ATC-156058

REAU E. FOLK, JR. FORM

MAP-PARCEL NUMBER(S)	NAME AND ADDRESS OF NEW OWNER(S)	SEND TAX BILLS TO
Map 118-2-123 A1.C	Mr/Mrs Jerry A. Watkins same as below	United Mortgagee Servicing Corp 3200 Pacific Avenue Virginia Beach, Virginia
FIELD BOOK NUMBER(S) 16DA-12060	STREET ADDRESS OF SUBJECT PROPERTY (IF IMPROVED) 818 Deweese Avenue	LOAN OR ACCOUNT NO. PROPERTY IS [X] IMPROVED [ ] UNIMPROVED

EACH BOOK AND PAGE NUMBER REFERRED TO HEREIN, UNLESS OTHERWISE DESIGNATED, IS IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

For and in consideration of the sum of TEN DOLLARS ($10.00) and other good and valuable considerations, the receipt of all of which is hereby acknowledged, and in further consideration of the assumption of, and agreement by the grantees herein to pay, the principal balance now due, plus future interest, on a certain note, dated May 20, 1966, in the original principal sum of $11,750.00, payable to United Mortgagee Servicing Corporation, in monthly installments of $68.59, including interest at 5-3/4% per annum, and being secured by a deed of trust executed by Walter E. Clark and wife, Alma A. Clark to James A. Green, Trustee, as of record in Book 4024, page 464, said debt having since been assigned to Bell Savings and Loan Association by instrument of record in Book 4094, page 847,

WALTER E. CLARK and wife, ALMA A. CLARK

hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto JERRY A. WATKINS and wife, ODDIE MAE WATKINS

hereinafter called the Grantee, his heirs, successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being Lot No. 82 on the Map of Kirkwood Heights, Section V, as of record in Book 1130, page 22.

Said Lot No. 82 fronts 94.3 feet on the southerly side of Deweese Avenue and extends back between lines, 169.8 feet on the easterly line and 165.7 feet on the westerly line, to a dead line in the rear, measuring 39.7 feet thereon.

Being the same property conveyed to Walter E. Clark and wife, Alma A. Clark, by deed from Mrs. Marion J. Woods, as of record in Book 4024, page 462.

This conveyance is made subject to restrictions of record in Book 1165, page 360.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging, to the Grantee, his heirs, successors and assigns, forever.

And the Grantor covenants with the Grantee that he is lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered, Except as shown above

The Grantor further covenants and binds himself, his heirs, successors and representatives to warrant and defend the title to the said land to the Grantee, his heirs, successors and assigns against the lawful claims of all persons.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

In witness whereof, the Grantor has hereunto set his hand (if a corporation, has caused its name to be signed hereto by its duly authorized officers) on this, the 6th day of April, 1970

Walter E. Clark
Walter E. Clark

Alma A. Clark
Alma A. Clark

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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Before me, Reau E. Folk, Jr., a Notary Public in and for the State and County aforesaid, personally appeared the within named

Walter E. Clark and wife, Alma A. Clark

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, the 6th day of April, 1970.

My commission expires: July 26, 1970.

Reau E. Folk Jr.
Notary Public

STATE OF _____
COUNTY OF _____

Before me, _____, a Notary Public in and for the State and County aforesaid, personally appeared the within named _____

the 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 _____, this, the _____ day of _____, 19____.

My commission expires:

_____
Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

$ 14,134.47 Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6th DAY OF April 19 70

MY COMMISSION EXPIRES July 26 1970 (AFFIX SEAL) Notary Public

WARRANTY DEED
REF:mas

FROM
WALTER E. CLARK AND WIFE

TO
JERRY A. WATKINS AND WIFE

A 73778

IDENTIF. REFERENCE

APR 8 12 12 PM '70

FELIX Z. WILSON TR. REGISTER
DAVIDSON COUNTY, TENN.

[illegible]	CONV	14,134.47		
[illegible]	S'TAX		A* 36.00	
[illegible]	RP'FEE		A* .50	
[illegible]	RECD		A* 3.00	* 40.16

REAU E. FOLK, JR., ATTY.
Nashville, Tennessee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, _____, a Notary Public in and for the State and County aforesaid, personally appeared _____ and _____, with whom I am personally acquainted, and who upon oath acknowledged _____ to be the _____ and _____, respectively, of _____, a corporation, the bargainor, and that _____, as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the said corporation by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at _____, Tennessee, this, the _____ day of _____, 19___.

My commission expires:

_____
Notary Public