TENNESSEE TITLE COMPANY

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
(NAME)	First Federal Savings (NAME)	Map 116 H
(STREET ADDRESS OR ROUTE NUMBER)	Union at Fourth (STREET ADDRESS)	Par. 165
(CITY) (P. O. ZONE) (STATE)	Nashville, Tennessee 37219 (CITY) (ZONE) (STATE)	BOOK 4433 PAGE 23

For and in consideration of the sum of Ten & 00/100 ($10.00) DOLLARS

cash in hand paid by Louise W. Watkins, unmarried

hereinafter referred to as the GRANTEES, and other good and valuable considerations, receipt of which is hereby acknowledged, we, Alan C. Mifflin, III and wife, Ann W. Mifflin

hereinafter referred to as the GRANTORS have bargained and sold, and by these presents do transfer and convey unto the said GRANTEES, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Land in the 7th Civil District of Davidson County, Tennessee,being the easterly 105 feet of the westerly 549 feet of the northerly 215 feet of Lot No.6 on the Plan of Mrs.A.L. Billington's Subdivision of part of Lot No.2 on the Plan of Henry Compton Lands, as of record in Book 547,page 47,Register's Office for said County,described according to a survey made by T.R.Sanford,dated August 1,1959, as follows:

BEGINNING at a point on the northerly margin of a 25-foot roadway (Estes Court) as established by an instrument of record in Book 1133,page 151,said Register's Office,said point being 25 feet north of the line between Lots Nos.5 and 6 and being 444 feet east of the easterly margin of Estes Avenue; thence northwardly and parallel with the easterly margin of said Estes Avenue 215 feet to the southerly line of the property formerly owned by A.E. Potter;thence with said line eastwardly 105 feet to a point,which point is 10 feet east of the northwest corner of the property conveyed to Biffle Moore and wife, Edythe T. Moore by deed from Robert C.McKeand,Sr. and wife,Ila I.McKeand,of record in Book 2796,page 380, said Register's Office; thence 10 feet east of and parallel with said Moore's westerly line southwardly 215 feet to the northerly margin of said 25-foot roadway;thence with same westwardly 105 feet to the beginning.

Being property vested in Alan C. Mifflin,III,by deed from Mary Wilson McClearen, as of record in Book 3913,page 60, said Register's Office.

This conveyance is subject to recorded easements applicable to said property and to taxes for 1970.

This is (unimproved) improved (X) property, known as 3702 Estes Court, Nashville, Tennessee
(House Number) (Street) 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 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.

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

Witness our hands this 17th day of June, 1970.

Alan C. Mifflin, III

Ann W. Mifflin

STATE OF TENNESSEE
DAVIDSON COUNTY

Personally appeared before me, a Notary Public in and for said County and State, the within named Alan C. Mifflin, III, and wife, Ann W. Mifflin the bargainors, 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 17 day of June, 1970

Commission expires 3-3-1973 Notary Public

TENNESSEE TITLE COMPANY

PLEASE MAIL TO - Mrs. Louise W. Watkins, 1096 Terry Circle, Memphis, Tenn., 38107

Warranty Deed

FROM
ALAN C. MIFFLIN, III, & WIFE
ANN W. MIFFLIN

To
LOUISE W. WATKINS, UNMARRIED

REGISTER STAMP BELOW

PUT REVENUE STAMPS HERE: $22.50

PUT COUNTY COURT CLERK'S STAMP HERE:

This instrument prepared by
STEPHENSON, LACKEY, HOLMAN & ARCHER
First Federal Building
Nashville, Tennessee 37219

Published by
TENNESSEE TITLE COMPANY
NASHVILLE, TENNESSEE
Zone Office
LAWYERS TITLE INSURANCE CORPORATION
1004

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IDENTIF. REFERENCE

JUL 21 3 45 PM '70

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

JUL 21 70	CONV	28.250.00				
JUL 21 70	S'TAX		A*	73.32		
JUL 21 70	PR'FEE		A*	.50		
JUL 21 70	W'DEED		A*	3.00	*	76.82

I hereby [illegible] swear or affirm that to the best of my knowledge and belief the greater of the actual consideration for or value of the property interest transferred is $ 28,250.00

State of Tennessee)
County of Davidson)

Affiant

Sworn to and subscribed before me this 17 day of July, 1970

My commission expires: APR 22 1973

Notary Public, in and for the aforesaid State and County.

G. S. SCOVILLE NOTARY PUBLIC AT LARGE STATE OF TENNESSEE