This Instrument was prepared by
Thomas C. Binkley, Atty.
300 James Robertson Parkway
Nashville, Tennessee

WARRANTY DEED

BOOK 4472 PAGE 798

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO	MAP PARCEL NUMBERS
HENRY A. SELIGMANN ET UX	J. I. Kislak Mtg. Corp. of Fla.	15D24890
(NAME)	(NAME)	
1131 RICHMOND DRIVE	1101 Brickell Avenue	Map 61-8
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
NASHVILLE, TENNESSEE,	Miami, Florida 33131	Par 7
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

This instrument prepared by George W. Hussey Realty Company.

For and in Consideration of the sum of ----------TEN AND 00/100----------

----------($10.00)---------- *DOLLARS*

WE, ROBERT A. WATTS JR. & WIFE BOBBY J. WATTS *have bargained and sold, and by these presents do transfer and convey unto the said* HENRY A. SELIGMANN & WIFE DIXIE E. SELIGMANN 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 THE EASTERLY PART OF LOT NO. 15 AND THAT PART OF A 50 FOOT STREET (NOW CLOSED) EAST OF SAID LOT ON THE PLAN OF KING'S SUBDIVISION, SECTION 1, AS OF RECORD IN BOOK 1130, PAGE 94, REGISTER'S OFFICE FOR SAID COUNTY, DESCRIBED AS FOLLOWS:

BEGINNING ON THE NORTHERLY MARGIN OF RICHMOND DRIVE AT THE SOUTHEAST CORNER OF THE PROPERTY CONVEYED TO LUTHER CLAUD AND WIFE, BY DEED FROM J. W. RICHMOND, TRUSTEE, AND WIFE, OF RECORD IN BOOK 1756, PAGE 291, SAID REGISTER'S OFFICE; THENCE WITH CLAUD'S EASTERLY LINE NORTHWARDLY 225 FEET, MORE OR LESS, TO HIS NORTHEAST CORNER; THENCE EASTWARDLY 52.1 FEET TO THE WESTERLY LINE A 2 FOOT RESERVED STRIP; THENCE WITH SAME, SOUTH 2 DEGREES EAST 225 FEET, MORE OR LESS, TO THE NORTHERLY MARGIN OF RICHMOND DRIVE, IF EXTENDED, THENCE WITH SAID DRIVE, WESTWARDLY 70 FEET, MORE OR LESS, TO THE BEGINNING.

BEING THE SAME PROPERTY CONVEYED TO CHARLES T. KING AND WIFE, BETTY SUE H. KING, AND MARTHA L. HOWSE, BY DEED FROM RODNEY GLENN SWANN, SR., AND WIFE, OF RECORD IN BOOK 2799, PAGE 341, SAID REGISTER'S OFFICE.

ALSO BEING THE SAME PROPERTY CONVEYED TO ROBERT A. WATTS, JR. AND WIFE, BOBBY J WATTS, BY DEED FROM CHARLES T. KING AND WIFE, ET AL OF RECORD IN BOOK 3030, PAGE 591, SAID REGISTER'S OFFICE.

This is improved (X) unimproved ( ) property, known as 1131 (House Number) RICHMOND DRIVE (Street) NASHVILLE, (P. O. Address:) TENNESSEE (City or Town)

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said HENRY A. SELIGMANN AND WIFE DIXIE E. SELIGMANN THEIR *heirs and assigns, forever.*

And WE *do covenant with the said* HENRY A. SELIGMANN AND WIFE DIXIE E. SELIGMANN *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.*

And WE, ROBERT A. WATTS JR. & WIFE BOBBY J. WATTS *do further covenant and bind* OURSELVES AND OUR *heirs and representatives, to warrant and forever defend the title to the said land to the said* HENRY A. SELIGMANN & WIFE DIXIE E. SELIGMANN, THEIR *heirs and assigns against the lawful claims of all persons whomsoever.*

Witness OUR *hand*S *this* 21ST *day of* DECEMBER, *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.*

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $ 18,000.00

Henry A Seligmann
Affiant

Subscribed and sworn to before me, this the 29th day of Dec. 1970

Notary Public

My Commission Expires: 12-12-72 (Affix Seal)

Robert A. Watts Jr.
Bobby J. Watts

BOOK 4472 PAGE 799

STATE OF ~~TENNESSEE~~ NEW MEXICO
COUNTY OF ~~DAVIDSON~~ BERNALILLO

Personally appeared before me, JUDY A. KASPAR, *a Notary Public in and for said County and State,* ROBERT A. WATTS, JR.

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

Witness my hand and official seal at ALBUQUERQUE, NEW MEXICO ~~TENNESSEE~~
this 14 *day of* DECEMBER, *19* 70.

My Commission Expires 9-1-74

Commission expires ..... *Notary Public*

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, George W. Hussey, *a Notary Public in and for said County and State,* BOBBY J. WATTS

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

Witness my hand and official seal at Nashville *Tennessee*
this 29th *day of* December, *19* 70

June 12, 1972

Commission expires ..... *Notary Public*

WARRANTY DEED

FROM
ROBERT A. WATTS, JR. ET UX

TO
HENRY A. SELIGMANN & WIFE

DIXIE E. SELIGMANN

JAN 11 71 CONV 18,000.00
JAN 11 71 S'TAX A* 46.80
JAN 11 71 PR'FEE A* .50
JAN 11 71 W'DEED A* 3.00 * 50.30

B 0 1 4 9 4

IDENTIF. REFERENCE

JAN 11 2 12 PM '71

FEE ... 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

Rod
Dorris

... BUILDING
... TENNESSEE 37201