BOOK 4486 PAGE 891 FORM NO. WD-1

R 0 7 9 5 5

IDENTIF. REFERENCE

MAR 18 9 51 AM '71

REGISTER
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 13,467.32

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th DAY OF March, 1971.

Notary Public

MY COMMISSION EXPIRES: July 22, 1971

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

W. G. TRABER, ATTORNEY, 2525 LEBANON ROAD, NASHVILLE, TENNESSEE 37214
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Robert C. Watkins (NAME)	Murphree Mortgage Company (NAME)	Map 148-13
3935 Creekside Drive (STREET ADDRESS OR ROUTE NUMBER)	226 3rd Avenue North (STREET ADDRESS)	Par. 44
Nashville, Tennessee (CITY) (STATE) (P. O. ZIP)	Nashville, Tennessee (CITY) (STATE) (ZIP)	5D44357

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Douglas Joe Smith and wife, Gloria L. Smith

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Robert C. Watkins and wife, Peggy Watkins

HEREINAFTER CALLED THE 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 Davidson County, Tennessee, being lot No. 64 on the Plan of Locustwood, Section V, as of record in Book 2663, page 43, Register's Office for said County.

Said lot No. 64 fronts 100 feet on the westerly side of Creekside Drive, and extends back 260 feet on the northerly line and 276.2 feet on the southerly line, to a dead line in the rear on which it measures 101.5 feet.

Being the same property conveyed to Douglas Joe Smith and fiancee, Gloria Lasater Smith, by deed from Robert J. Boyd and wife, Mary Ruth Boyd, of record in Book 3911, page 251, said Register's Office.

The Grantees herein assume and promise to pay an obligation evidenced by an instrument of record in Book 3974, page 790, Register's Office for said County.

This is unimproved (X) improved ( ) property, known as 3935 Creekside Drive, Nashville, Tennessee
(House Number) (Street) (P. O. Address) (City or Town) (Postal Zip)

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

Witness our hands this 16th day of March, 1971

Douglas Joe Smith

x Gloria L. Smith

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, Mrs. Jane Ann Belew Spivey, a Notary Public in and for said County and State, the within named Douglas Joe Smith and wife, Gloria L. Smith

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 16th day of March 19 71.

Commission expires July 22, 1971

Mrs. Jane Belew Spivey
Notary Public

STATE OF TENNESSEE
Davidson County

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon (his oath / their several oaths) acknowledged (himself / themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that (he / they) as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____, 19__.

My commission expires _____

_____
Notary Public

Please mail to: Tolbert Realty Co.
2544 Lebanon Road
Nashville, Tenn. 37214

WARRANTY DEED

FROM
Douglas Joe Smith, et ux

TO
Robert C. Watkins, et ux

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

MAR 18	CONV	13,467.37				
MAR 18	S'TAX		A*	35.10		
MAR 18	PR'FEE		A*	.50		
MAR 18	W'DEED		A*	3.00	*	38.60