THIS INSTRUMENT PREPARED BY:
DOBSON AND JOHNSON, INC.
11th FLOOR J. C. BRADFORD BLDG.
NASHVILLE, TENNESSEE 37219

BOOK 4518 PAGE 22

# WARRANTY DEED

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP PARCEL NUMBER |
|---|---|---|
| John Williams Watts, Jr. | Dobson & Johnson, Inc. | |
| (NAME) | (NAME) | |
| 2633 Western Hills Drive | 1109 J. C. Bradford Building | Map 73 3 |
| (STREET ADDRESS OR ROUTE NUMBER) | (STREET ADDRESS) | Par. 26 |
| Nashville, Tennessee | Nashville, Tennessee | |
| (CITY) (P. O. ZONE) (STATE) | (CITY) (ZONE) (STATE) | |

*FOR AND IN CONSIDERATION of the sum of* $10.00----------

----------TEN AND NO/100---------- *Dollars,*
Cash paid by John Williams Watts, Jr. and wife, Grace C. Watts, and other good and valuable considerations, the receipt of which is hereby acknowledged, including the assumption by the above said of the unpaid principal balance of a note in the original amount of $17,200.00, secured by a deed of trust to Albert Wm. Johnson, Trustee, dated May 20, 1963, and recorded in Book 3568, page 539, Register's Office for Davidson County, Tennessee.

We, Oliver G. Pearson and wife, Mary Lloyd M. Pearson,

*have this day bargained and sold, and do hereby transfer and convey unto the said*

John Williams Watts, Jr. and wife, Grace C. Watts, their

~~successors~~), *heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:*

Being Lot No. 69 on the Plan of Sutherland Heights Subdivision, Sec. 2, as of record in Book 2663, page 58, Register's Office for said County and described as follows:

Beginning at a point in the easterly margin of Western Hills Drive, at the corner of Lots 69 and 70; thence with the line between said lots, easterly 108 feet to a corner of Lot 74; thence with the line between Lots 69 and 74, northerly 117 feet to a point in the southerly margin of Pleasant Green Road; thence with the margin of the same, westerly 135 feet to a point at the beginning of a curve; thence around said curve, southwesterly 39.27 feet to a point in the easterly margin of Western Hills Drive; thence with the margin of the same, southerly 110 feet to the beginning.

Being the same property conveyed to Oliver G. Pearson and wife, Mary Lloyd M. Pearson, by deed from Edwin J. Wheeler, Jr. and wife, as of record in Book 4022, page 334, said Register's Office.

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

The actual consideration or value whichever is greater, for this transfer is $ 22,335.74

Subscribed and sworn to before me, this the 30th day of June 1971

Barbara Terzian
Affiant

My commission expires: 8/9/72 (Affix Seal)

Notary Public

This is unimproved ( ) improved (X) property, known as ..... (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*

John Williams Watts, Jr. and wife, Grace C. Watts, their

~~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 as stated herein.

We *further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to said real estate to said* John Williams Watts, Jr. and wife, Grace C. Watts, their

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

*Witness* our *hand* s *this* 30th *day of* June, 1971, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

X Oliver G. Pearson
Oliver G. Pearson

X Mary Lloyd M. Pearson
Mary Lloyd M. Pearson

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

*Personally appeared before me,* Beverly Jo Womble, *a Notary Public in and for said County and State,* Oliver G. Pearson and wife, Mary Lloyd M. Pearson, *the within named 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* 30th *day of* June, *19* 71

Beverly Jo Womble *Notary Public*

*Commission expires* 8/9/72

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* .....

JUL-8?  CONV  22,335.74
JUL-8?S'TAX  A*  57.98
JUL-8?PR'FEE  A*  .50
JUL-8?  MDEED  A*  4.00  *  62.48

**WARRANTY DEED**

FROM
Oliver G. Pearson, et ux

TO
John Williams Watts, Jr., et ux

B 2 2 0 1 6

IDENTIF. REFERENCE

JUL 8 1 01 PM '71

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

Dobson & Johnson, Inc.