THIS INSTRUMENT PREPARED BY
THOMAS, HALLIBURTON, BALLIN & FORTAS
122 PARKWAY TOWERS
NASHVILLE, TENNESSEE 37219

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 13,900.00

Julius D. Landrum
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21st DAY OF July, 19 71

William P. Brumbe
Notary Public

MY COMMISSION EXPIRES: OCT. 30, 1973
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

NAME ADDRESS

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Julius D. Landrum (NAME) | LOMAS & NETTLETON COMPANY (NAME) | 81-3-268 |
| 2103 Owen Street (STREET ADDRESS OR ROUTE NUMBER) | 3200 Pacific Avenue (STREET ADDRESS) | |
| Nashville, Tennessee (CITY) (STATE) (P. O. ZIP) | Virginia Beach, Virginia (CITY) (STATE) (ZIP) | |

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, Ulysses W. Watkins, Jr. & wife Lillian D. Watkins

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Julius D. Landrum & wife Mary E. Landrum

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. 40 in Noel's Plan of Subdivision of Lot No. 23 in Owens Buena Vista Tract, of record in Book 57, Page 69, Register's Office for said County.

Said Lot No. 40 fronts 50 feet on the westerly side of Owen Street and runs back between parallel lines 150 feet to an alley.

Being the same property conveyed to Ulysses W. Watkins, Jr. & wife Lillian D. Watkins, by warranty deed from B. & H. CONSTRUCTION, a partnership comprised of Ray Barrett and Earl Hawkins, as of record in Book 3978, Page 438, Register's Office for Davidson County, Tennessee.

This is unimproved (X) improved ( ) property known as 2103 Owen Street (House Number) (Street) Nashville, Tennessee (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 hand s this 21st day of July, 19 71

Ulysses W. Watkins, Jr.

Lillian D. Watkins

BOOK 4524 PAGE 353

STATE OF TENNESSEE
Davidson County

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Ulysses W. Watkins & wife Lillian D. Watkins

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 21st day of July 19 71

Commission expires Sept 14, 1974

Notary Public

STATE OF TENNESSEE
Davidson County

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Lillian D. Watkins

the 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 21st day of July 19 71

Commission expires Oct. 30, 1975

Notary Public

WARRANTY DEED

FROM

TO

B 24788

IDENTIF. REFERENCE

JUL 29 1 46 PM '71

FELIX E. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

THIS INSTRUMENT PREPARED BY
THOMAS, HALLIBURTON, BALLIN & FORTAS
122 PARKWAY TOWERS
NASHVILLE, TENNESSEE 37219

| | | | | | | |
|---|---|---|---|---|---|---|
| JUL 29 | CONV | 13,900.00 | | | | |
| JUL 29 | S TAX | | A* | 36.14 | | |
| JUL 29 | PE FEE | | A* | .50 | | |
| JUL 29 | W DEED | | A* | 4.00 | * | 40.64 |