TENNESSEE TITLE COMPANY

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO	MAP-PARCEL NUMBERS:
(NAME)	First Federal Savings (NAME)	Map 61-16
(STREET ADDRESS OR ROUTE NUMBER)	Union at Fourth (STREET ADDRESS)	Par. 227 pt
(CITY) (P. O. ZONE) (STATE)	Nashville, Tennessee 37219 (CITY) (ZONE) (STATE)	

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

cash in hand paid by Ridley H. Oakes and wife, Ola M. Oakes

hereinafter referred to as the GRANTEES, and other good and valuable considerations, receipt of which is hereby acknowledged, we, Robert L. Watson and wife, Edna R. Watson

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:

Being the easterly 60 feet of the westerly 70 feet of lots No. 42 and 43, Block "D", on the Map of the Resubdivision of Sunnymeade, as of record in Book 974, pages 56 and 57, Register's Office for said County.

Said parts of said lots front 60 feet on the southerly side of Ardee Avenue and run back between parallel lines 140 feet to a dead line.

Being the same property conveyed to Robert L. Watson by deed from Amanda Watson, a widow, of record in Book 4494, page 177, said Register's Office.

This conveyance is subject to recorded easements applicable to said property, and to taxes for 1971.

This is unimproved ( ) improved (X) property, known as 1328 Ardee Avenue, 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 plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this 26th day of August, 1971

Robert L. Watson

Edna R. Watson

STATE OF TENNESSEE
DAVIDSON COUNTY

Personally appeared before me, [illegible], a Notary Public in and for said County and State, the within named Robert L. Watson and wife, Edna R. Watson 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 [illegible] day of August, 1971

Commission expires _____ Notary Public [illegible]

TENNESSEE TITLE COMPANY

Warranty Deed

From
ROBERT L. WATSON & WIFE,
EDNA R. WATSON
To
RIDLEY H. OAKES & WIFE,
OLA M. OAKES
REGISTER STAMP BELOW

PUT REVENUE STAMPS HERE:

PUT COUNTY COURT CLERK'S STAMP HERE:

This instrument prepared by
STEPHENSON, HATCHER, ROBERTS & [illegible]
First Federal Building
Nashville, Tennessee

Published by
TENNESSEE TITLE COMPANY
NASHVILLE, TENNESSEE
Home Office
LAWYERS TITLE INSURANCE
CORPORATION
1001

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IDENTIF. REFERENCE

AUG 27 3 12 PM '71

FEE
DAVIDSON COUNTY, TENN.

12,000.00

A* 33.50
** .50
** 4.00 * 38.00

CONV

STAX

PRTFEE

DEED

I hereby offer this instrument for record and do 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 herein transferred is $12,000.00

State of Tennessee)
County of Davidson)

Affiant

Sworn to and subscribed before me this 25th day of August, 1971

My commission expires:

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