126-2414

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WARRANTY DEED

This instrument was prepared by
GRISSIM AND SHORT, Attorneys
Court Square Building
Nashville, Tennessee

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
W. W. Watkins et ux (NAME:)	Home Federal Savings & Loan (NAME:)	MAP 134-13
P.O. Box 15264 (STREET ADDRESS OR ROUTE NUMBER)	L & C Tower (STREET ADDRESS)	PAR. 207
Nashville Tenn 37215 (CITY) (P. O. ZONE) (STATE)	Nashville, Tennessee (CITY) (ZONE) (STATE)	MAP 148-1 PAR 202 M.P

For and in Consideration of the sum of Ten and no/100----------
($10.00)----------
DOLLARS
cash and other good and valuable consideration, the receipt of which is hereby acknowledged, including the assumption of the balance due on two deeds of trust to Home Federal Savings and Loan Association, of record in Book 4537, page 1 and Book 4536, page 987 Register's Office for Davidson County, Tennessee

MAR24'72 CONV 53,016.00
MAR24'72 STAX A* 137.80
MAR24'72 PRTFEE A* .50
MAR24'72 WDEED A* 8.00 * 146.30

we, James M. Burnette, Jr. and wife, Mary Sue Burnette

have bargained and sold, and by these presents do transfer and convey unto the said W. W. Watkins and wife, Martha L. Watkins

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 Nos. 378 and 379, Hillbrook, Section 6, of record in Book 4175, page 7, Register's Office for Davidson County, Tennessee.

Said Lot 378 fronts 69.00 feet on the southeasterly side of Sherman Oaks Drive and extends back 188.4 feet on the northeasterly line and 182.1 feet on the southwesterly line to a broken line in the rear which measures 51.7 feet and 71.04 feet.

Said Lot 379 fronts 69.00 feet on Sherman Oaks Drive and extends back 182.1 feet on the northeasterly line and 146.8 feet on the southwesterly line to a dead line in the rear which measures 112.0 feet.

Being the same property conveyed to James M. Burnette, Jr., and wife, Mary Sue Burnette by deed from U. Grant Browning and G. T. Scott of record in Book 4566, page 955, Register's Office for Davidson County, Tennessee.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $ 53,016.00

Affiant

Subscribed and sworn to before me, this the 26 day of March 19 72

My commission expires: 8-18-75

(Affix Seal)

Notary Public

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unimproved ( )
This is improved ( ) property, known as ..... (House Number) (Street) P. O. Address: (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 W. W. Watkins and wife, Martha L. Watkins *their heirs and assigns, forever.*

And we *do covenant with the said* W. W. Watkins and wife, Martha L. Watkins *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.* except as set out above and 1972 taxes which grantees assume.

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* W. W. Watkins and wife, Martha L. Watkins, their *heirs and assigns against the lawful claims of all persons whomsoever.*

Witness our *hand this* 16 *day of* March, *19* 72, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Mary Sue Duncan

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Virginia Phillips, *a Notary Public in and for said County and State, the within named* James M. Burnette, Jr. and wife, Mary Sue Burnette

*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* 15 *day of* March, *19*72.

Virginia Phillips *Notary Public.*

Commission Expires 8-18-72

STATE OF
COUNTY OF

Personally appeared before me, ..., *a Notary Public in and for said County and State, the within named* .....

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

Witness my hand and official seal at ....., *this* ..... *day of* ....., *19*.....

....., *Notary Public.*

Commission Expires .....

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 .....

WARRANTY DEED

FROM

James M. Burnette Jr. et ux

TO

W. W. Watkins, et ux

Compliments of

GUARANTY TITLE

Office of

CHICAGO TITLE INSURANCE COMPANY

American Trust Building

S. W. Cor. Third & Union

NASHVILLE, TENNESSEE

B 5 3 1 8 9

IDENTIF. REFERENCE

MAR 24 2 20 PM '72

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

MAIL: Grissim & Short, Court Square Bldg. Nash 4. 37201

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