BOOK 1604 PAGE 726

W A R R A N T Y D E E D

Parcel No. 2W-23285

Map 81-11
Par. 504
PW

This deed was prepared by:

Mose J. Davie, Attorney
1026-4th Avenue North
Nashville, Tennessee 37219

For and in consideration of the sum of Six-thousand ($6,000.00) dollars, cash in hand paid to us, the receipt of which is hereby acknowledged, and for other good and valuable considerations.

We, James H. Watkins and wife, Marie Watkins, have bargained and sold and by these presents do transfer and convey unto Jesse W. Hewlett and Cynthia G. Hewlett as tenants in common, (a one-half (1/2) undivided interest vested in each), a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to wit:

Being the westerly 130 feet of Lot No. 199 on the Plan of McGavock, Wetmore and other's Second Addition, called the Addition to the Town of McGavock, as of record in Book 21, page 41, Register's Office for said County. Said part of Lot No. 199 fronts 100 feet on the easterly side of 14th Avenue, North, formerly Alberta Avenue and runs back between parallel lines with the southerly margin of Wheless Street 130 feet to a dead line. Being the same property conveyed to James H. Watkins and wife, Marie Watkins by deed from Bertha L. Simms, a widow, as of record in Book 1913, page 17, said Register's Office.

The said land is unimproved ~~improved and known as 1634-36 Fourteenth Avenue, North, Nashville, Tennessee~~.

Buyer Send all tax statements to: Jesse W. Hewlett and Cynthia G. Hewlett at ~~1634-36 Fourteenth Avenue North, Nashville, Tennessee, 37208~~. 1716 Villa Place, Nashville, Tennessee 37212

To have and to hold the said tract or parcel of land with the appurtenances, estate, title and interest thereto belonging to Jesse W. Hewlett and Cynthia G. Hewlett, their heirs and assigns forever.

MAY26'72	CONV	*6,000.00			
MAY26'72	S'TAX		A*	15.60	
MAY26'72	PR'FEE		A*	.50	
MAY26'72	W'DEED		A*	4.00	* 20.10

And we, do covenant with the said Jesse W. Hewlett and Cynthia G. Hewlett, that we are lawfully seized and possessed of the said land, in fee simple; have a good right to convey it, and the same is unencumbered.

And we, James W. Watkins and wife, Marie Watkins, do further covenant and bind ourselves, our heirs and assigns to warrant and forever defend the title to the said land to: Jesse W. Hewlett and Cynthia G. Hewlett, their heirs and assigns against the claims of all persons whomsoever.

WITNESS OUR HANDS on this the 22nd day of May, 1972.

B60971

IDENTIF. REFERENCE

MAY 26 1 45 PM '72
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

James H Watkins

Marie E Watkins

STATE OF ILLINOIS)
:
COOK COUNTY)

Personally appeared before me Phyllis Player, a Notary Public in and for said County and State, the within named James H. Watkins and wife, Marie 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 Glencoe Illinois, this 22 day of May, 1972.

Phyllis Player
NOTARY PUBLIC

My Commission expires: August 31, 1975

I hereby swear or affirm that the actual consideration or true value for this transfer, whichever is greater, is $6,000.00.

James A. Manton
AFFIANT

Sworn to and subscribed before me this 26th day of May, 1972.

J. Head
DEPUTY REGISTER