BOOK 1605 PAGE 422

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
R. J. Watts (NAME)	R. J. Watts (NAME)	Map 103-3
5210 Idaho Avenue (STREET ADDRESS OR ROUTE NUMBER)	5210 Idaho Ave. (STREET ADDRESS)	par 65
Nashville, Tenn. (CITY) (P. O. ZONE) (STATE)	Nashville, Tenn. (CITY) (ZONE) (STATE)	pw

FOR AND IN CONSIDERATION of the sum of Ten Thousand ($10,000.00) and no/100 - - - - - *Dollars,* cash in hand paid by R. J. Watts and wife Estell C. Watts, the receipt of which is hereby acknowledged.

I, Bessie Maudie Wilson *have this day bargained and sold, and do hereby transfer and convey unto the said* R. J. Watts and wife Estell C. Watts their *(successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:*

Being the west 50 feet of the south 150 feet of Block 20 on the Map of the Realty Savings Bank and Trust Company's Revised Plan of West Extention of Charlotte Park Company's First Addition of record in book 421, page 18, Register's Office for said County.

Said part of said Block fronts 50 feet on the northerly side of Idaho Avenue and runs back between parallel lines along the easterly margin of 53rd. Ave. No., 150 feet to an alley.

Being the same property conveyed to Bessie Maudie Wilson by deed from James L. Strube and wife of record in book 3070, page189, said Register's Office, the said grantors reserved a life estate in said property, but have since died.

This conveyance was prepared by James R. Wyatt, 100 39th. Ave. No. Nashville, Tenn.

Taxes for the year 1972 are pro-rated and assumed by the grantees.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 10,000.00

Subscribed and sworn to before me, this the 26th day of May 1972

Affiant Bessie Maudie Wilson

My commission expires: 2-1-75 (Affix Seal)

Notary Public N Blumeau

This is improved (X) unimproved ( ) property, known as 5210 Idaho Avenue (House Number) Nashville, Tenn. (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 R. J. Watts and wife Estell C. Watts their *(successors), heirs and assigns forever.* I *covenant that* I am *lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.*

I *further covenant and bind* myself my *heirs and representatives, to warrant and forever defend the title to said real estate to said* R. J. Watts and wife Estell C. Watts their *(successors), heirs and assigns, against the lawful claims of all persons.*

Witness my *hand this* 26th *day of* May, *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.*

Bessie Maudie Wilson

K 4605

BOOK 4605 PAGE 423

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, H. B. Duncan, a Notary Public in and for said County and State, Bessie M. Wilson

the within named 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 26th day of May, 19 72

H B Duncan
Notary Public

Commission expires 2-1-75

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 _____

MAY 30 72 CORP 10,000.00
MAY 30 72 S TAX A* 26.00
MAY 30 72 PR FEE A* .50
MAY 30 72 MTGDEED A* 4.00 * 30.50

WARRANTY DEED

FROM
Bessie M. Wilson

TO
R. J. Watts, etux

B 6 1 2 8 3

IDENTIF. REFERENCE

MAY 30 3 40 PM '72

FELIX Z. WILSON III 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

mail to:
Duncan Realty Co.
4517 Charlotte Ave.
Nashville, Tenn.