This instrument was prepared by
Ernest C. Matthews, III, Attorney,
1133 Stahlman Building, Nashville, Tennessee 37201

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WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Vivian Watkins, et al	SAME	
(NAME)	(NAME)	117-13
2845 Kenway Road		
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	82 pw
Nashville, Tennessee 37215		
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

For and in Consideration of the sum of Thirty Two Thousand and no/100 ($32,000.00)---------- *DOLLARS,* cash in hand paid by Vivian Watkins and Violet Jane Watkins, the receipt of which is hereby acknowledged, I

Charlie O. Pierce, a widower *have bargained and sold, and by these presents do transfer and convey unto the said* Vivian Watkins and Violet Jane Watkins, as joint tenants with right of survivorship, 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. 71 on the plan of Woodmont Estates, Section No. 2, as of record in Book 1130, page 99, Register's Office for said County, described as follows: Beginning on the southerly margin of Kenway Road, at the common corner of Lots Nos. 70 and 71; thence with the line between said lots, southwardly 164.5 feet to the northerly line of Lot No. 47; thence with the northerly line of said lot, westwardly 158 feet to the easterly margin of Sugar Tree Place; thence with the easterly margin of said Sugar Tree Place, northwardly 146.8 feet to the beginning of a curve; thence around said curve, 41.93 feet to the southerly margin of Kenway Road; thence with the southerly margin of said Road, eastwardly 149.1 feet to the beginning.

Being the same property conveyed to Charlie O. Pierce and wife, Bettye Lee Pierce, by deed from the Third National Bank in Nashville, Trustee, of record in book 1539, page 242, Register's Office for Davidson County, Tennessee; the said Bettye Lee Pierce having since died.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $32,000.00

Subscribed and sworn to before me, this the 12 day of January 1972

Affiant

My commission expires: 5/4/72 (Affix Seal)

Notary Public

unimproved ( )
This is improved (XX) property, known as 2845 Kenway Road, Nashville, Tennessee 37215
(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 Vivian Watkins and Violet Jane Watkins, as joint tenants with right of survivorship, their *heirs and assigns, forever.*

And I *do covenant with the said* Vivian Watkins and Violet Jane Watkins *that* I am *lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered,* except taxes for the current year which have been prorated and assumed by grantees, restrictive covenants of record in Book 1449, page 61, modified in Book 1781, page 561, and all easements and matters shown on the plan of record in Book 1130, page 99, all in the Register's Office for Davidson County, Tennessee.

And I, Charlie O. Pierce, a widower

do further covenant and bind myself, my *heirs and representatives, to warrant and forever defend the title to the said land to the said* Vivian Watkins and Violet Jane Watkins, as joint tenants with right of survivorship, their *heirs and assigns against the lawful claims of all persons whomsoever.*

Witness my *hand this* 6th *day of* September, 1972, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Charlie O. Pierce

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STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, LARRY ELEY, a Notary Public in and for said County and State, the within named Charlie O. Pierce

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

Witness my hand and official seal at Nashville, Tennessee, this 6 day of September, 19 72

Larry L. Eley, Notary Public.

Commission Expires 4-30-75

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

CHARLIE O. PIERCE

TO

VIVIAN WATKINS, ET AL

B 7.5 1 8 7

IDENTIF. REFERENCE

SEP 8 11 38 AM '72

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Compliments of

GUARANTY TITLE

Office of

CHICAGO TITLE INSURANCE COMPANY

American Trust Building

S. W. Cor. Third & Union

NASHVILLE, TENNESSEE

SEP-8 72
SEP-8 72 STAX
SEP-8 72 FEE
SEP-8 72

COMM 32,000.00

A* 83.20
A* .50
A* 8.00 * 91.70

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