This instrument was prepared by: Andrew D. Tanner, Attorney
507 American Trust Building
Nashville, Tennessee 37219

# WARRANTY DEED

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO | MAP PARCEL NUMBERS |
|---|---|---|
| Corinne G. Junius et al (NAME) | First Federal Savings & Loan (NAME) | 24W-12225 |
| 2400 Hemmingway Drive (STREET ADDRESS OR ROUTE NUMBER) | Fourth and Church Street (STREET ADDRESS) | BOOK 4700 PAGE 43 |
| Nashville TN 37215 (CITY) (P. O. ZONE) (STATE) | Nashville, Tenn. 37219 (CITY) (ZONE) (STATE) | |

*FOR AND IN CONSIDERATION of the sum of* TEN and no/100 ------ ($10.00) ---------- *Dollars,* cash paid by Grantees and other good and valuable consideration, the receipt of which is hereby acknowledged, including the assumption by the said Grantees of the unpaid principal balance of a note in the original amount of $6,500.00, secured by a deed of trust to Louis R. Linx, Trustee, securing First Federal Savings & Loan Association, of record in Book 3803, page 392, Register's Office for Davidson County, Tennessee, payable as specified therein,

I, Bessie Mai Watkins, a widow,

*have this day bargained and sold, and do hereby transfer and convey unto the said* Corinne G. Junius and Nancy Junius Griswold, as joint tenants with right of survivorship, their *(successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:*

Being the west half of Lot No. 239 on the Plan of Belmont Land Company's Plan called "Belmont Heights" of record in Book 421, page 34, Register's Office for said County.

Said part of said lot fronts 50 feet on the north side of Sweetbriar Avenue and extends back between parallel lines 175 feet to an alley.

Being the same property conveyed to Haywood Watkins and wife, Bessie Mai Watkins, by deed from Josef Rysan and wife, as of record in Book 4381, page 591, said Register's Office.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 13,572.69

Subscribed and sworn to before me, this the 18th day of April 19 73

Affiant: Nancy Junius Griswold

My commission expires: Oct. 19, 1975 (Affix Seal)

Notary Public: Helen M. Blakely

This is improved (X) unimproved ( ) property, known as 1718 Sweetbriar Avenue, Nashville TN 37212 (House Number) (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* Corinne G. Junius and Nancy Junius Griswold, as joint tenants with right of survivorship, 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* Corinne G. Junius and Nancy Junius Griswold, as joint tenants with right of survivorship, their *(successors), heirs and assigns, against the lawful claims of all persons.*

Witness my hand this 18th day of April, 19 73 the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

X Bessie Mai Watkins

Bessie Mai Watkins

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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, The Undersigned, a Notary Public in and for said County and State, Bessie Mai Watkins, 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 18th day of April, 19 73.

My Commission Expires Oct. 19, 1975 — 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 .....

APR20 CONV 13,572.69
APR20 STAX A* 35.36
APR20 PRTFEE A* .50
APR20 WDEED A* 4.00 * 39.86

WARRANTY DEED

FROM

BESSIE MAI WATKINS

TO

CORINNE G. JUNIUS et al

C 0 3 1 8 8

IDENTIF. REFERENCE

APR 20 9 06 AM '73

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Compliments of

Chicago Title Insurance Company
American Trust Bldg.--S. W. Corner
Third & Union
Phone 256-2056
NASHVILLE, TENNESSEE