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

BOOK 4704 PAGE 78

WARRANTY DEED

Tenn Title G-231295

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO	MAP PARCEL NUMBERS
Bessie Mai Watkins (NAME)	Mortgage Associates, Inc. (NAME)	12DA-42925
1323 Stainback Avenue (STREET ADDRESS OR ROUTE NUMBER)	Post Office Box 28146, (STREET ADDRESS)	
Nashville, Tenn. 37207 (CITY) (P. O. ZONE) (STATE)	Atlanta, Georgia 30308 (CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of

TEN and no/100 ------ ($10.00) ---------
cash paid by Grantee and other good and valuable consideration *Dollars,*
the receipt of which is hereby acknowledged, including the assumption by the said Bessie Mai Watkins of the unpaid principal balance of a note in the original amount of $13,000.00, to Mortgage Associates, Inc., secured by a deed of trust to Edward Seddon, Trustee, of record in Book 4427, page 846, Register's Office for Davidson County, Tennessee, payable as specified therein,

we, JAMES LEIGH RUFFIN and wife, RACHEL T. RUFFIN,

have this day bargained and sold, and do hereby transfer and convey unto the said

BESSIE MAI WATKINS, a widow,

her *(successors), heirs and assigns,*

certain real estate in Davidson County, Tennessee, as follows:

Being Lots No. 86 and 87 of the Highland Land Company's Subdivision as per plan registered on May 21st, 1912, in Book 421, page 14, Register's Office for said County.

Said lots front 25 feet each on the easterly side of Stainback Avenue and run back between parallel lines 175 feet to an alley.

Lot No. 86 lies immediately north of Lot No. 87 and the north line of said lot is 275 feet south from the southeast corner of Stainback Avenue and Marie Street.

Being the same property conveyed to James Leigh Ruffin and wife, Rachel T. Ruffin, by deed from Fred W. Cunningham and wife, as of record in Book 4576, page 964, said Register's Office.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $15,217.84

Subscribed and sworn to before me, this the 28th day of April 19 73

Affiant Bessie Mai Watkins

My commission expires: [illegible] 8, 1975 (Affix Seal)

Notary Public Ina N. Kent

This is unimproved ( ) improved (X) property, known as 1323 Stainback Avenue, Nashville, Tenn. 37207
(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

BESSIE MAI WATKINS, a widow,

her *(successors),*

heirs and assigns forever. We *covenant that* we are *lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.*, except for deed of trust abovementioned, which has been assumed by Grantee.

We *further covenant and bind* ourselves/our *heirs and representatives, to warrant and forever defend the title to said real estate to said*

BESSIE MAI WATKINS, a widow,

her

(successors), heirs and assigns, against the lawful claims of all persons.

Witness our hands this 2d day of May, 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.*

Rachel T. Ruffin
Rachel T. Ruffin

James Leigh Ruffin
James Leigh Ruffin

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STATE OF ~~TENNESSEE~~ FLORIDA)
COUNTY OF ~~DAVIDSON~~ BAY)

Personally appeared before me, Frank Leslie, a Notary Public in and for said County and State, James Leigh Ruffin and wife, Rachel T. Ruffin,

the within named 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 Panama City Florida, ~~TENNESSEE~~.
this 2d day of May, 1973.

NOTARY PUBLIC STATE OF FLORIDA AT LARGE
MY COMMISSION EXPIRES DEC. 6, 1976
BONDED THRU GENERAL INSURANCE UNDERWRITERS

Frank Leslie Notary Public

My 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.....

MAY-4[illegible] CONV 15,217.84
MAY-4[illegible] S'TAX A* 39.52
MAY-4[illegible] PRFEE A* .50
MAY-4[illegible] W'DEED A* 4.00 * 44.02

WARRANTY DEED

FROM

JAMES LEIGH RUFFIN et ux

TO

BESSIE MAI WATKINS

C 0 5 0 9 8

IDENTIF. REFERENCE

MAY 4 9 09 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 256-2050
NASHVILLE, TENNESSEE

[illegible] Tennessee 37201