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This Form furnished by Attorneys Title Company, Inc.

Form No. WD-2

FROM

Margaret Estelle M. Watts

TO

S. B. Edwards and wife,
Katie G. Edwards

For draftsman's use

This instrument was prepared by
Jno. B. Cobb, Jr., Attorney at Law
Stahlman Building, Nashville, Tenn.

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
S. B. Edwards (NAME)	Fidelity Federal Savings & Loan (NAME)	118-7
604 W. Iris Dr (STREET ADDRESS OR ROUTE NUMBER)	226 Third Avenue, North (STREET ADDRESS)	114
Nashville Tenn. (CITY) (STATE) (P. O. ZIP)	Nashville, Tennessee (CITY) (STATE) (ZIP)	pul

(FOR REGISTER'S USE)

C08606

IDENTIF. REFERENCE

MAY 30 10 45 AM '73

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS

$ 22,500.00 Margaret Estelle M. Watts
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th DAY OF May 19 73

B. E. Woods
Notary Public

MY COMMISSION EXPIRES: August 30, 1975

(AFFIX SEAL)

For and in Consideration of the sum of Ten and No/100 ($10.00) DOLLARS

Cash in hand paid and other good and valuable considerations, the receipt of which is hereby acknowledged, and in further consideration the grantees have assumed and agreed to pay the remaining unpaid balance of a certain note which is secured by a deed of trust executed by the grantor herein to Vaden Lackey, Jr., Trustee, of record in Book 4127, page 603, Register's Office for Davidson County, Tennessee, to which instrument reference is here made for a more particular description of said note and the terms and conditions of said deed of trust, the obligations of which are assumed by the said grantees.

I, Margaret Estelle M. Watts, a widow have bargained and sold, and by these presents do transfer and convey unto the said S. B. Edwards and wife, Katie G. Edwards 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. 17 of Block "A" on the Plan of Berry Hill Gardens Subdivision, as of record in Book 1130, page 36, Register's Office for said County.

Said Lot No. 17 fronts 71 feet on the northerly side of West Iris Drive and runs back between parallel lines 130 feet to a dead line.

Being the same property conveyed to Margaret Estelle M. Watts, a widow, by deed from Addie Franklin Thornton, widow, of record in Book 4127, page 574, and re-recorded in Book 4130, page 241, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to restrictive covenants of record in Book 1165, page 627, said Register's Office, and the Plan of record in Book 1130, page 36, said Register's Office, which shows an owner's certificate, certain setback lines and easements.

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This is unimproved ( ) improved (X) property, known as 604 West Iris Drive, Nashville, Tennessee
(House Number) (Street) P. O. Address: (City or Town) (Postal Zone)

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said S. B. Edwards and wife, Katie G. Edwards their heirs and assigns, forever.

And I do covenant with the said S. B. Edwards and wife, Katie G. Edwards 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 as set out herein and taxes for 1973, which have been prorated and assumed by the grantees.

And I, Margaret Estelle M. Watts, a widow do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said S. B. Edwards and wife, Katie G. Edwards, their heirs and assigns against the lawful claims of all persons whomsoever.

Witness my hand this 25th day of May, 19 73

Margaret Estelle M. Watts

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, G. E. Woods, a Notary Public in and for said County and State, the within named Margaret Estelle M. Watts, a widow

the 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 25th day of May, 19 73

G. E. Woods, Notary Public.

Commission expires August 30, 1975

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 .....

MAY30 CONV 27,500.00
MAY30 STAX A* 58.50
A* .50
1.00 67.00

Witness my hand and seal, at office in .....,

this ..... day of ....., 19.....

....., Notary Public.

Commission expires .....