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FORM NO. WD-1

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

$12,000.00 Willis Watkins
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5th DAY OF December 1973.

Dixie Lee Matthews
Notary Public Dixie Lee Matthews

MY COMMISSION EXPIRES: 8/30/75

(AFFIX SEAL)

NOTARY PUBLIC STATE OF TENNESSEE AT LARGE

THIS INSTRUMENT WAS PREPARED BY
Leon Sharber, Attorney Suite 308 301 Park Plus Blvd. Nashville, Tenn. 37217
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Willis Watkins (NAME)	Mortgage Associates, Inc. (NAME)	4D-29275
209 Center Street (STREET ADDRESS OR ROUTE NUMBER)	P. O. Box 28146 (STREET ADDRESS)	64-9
Old Hickory, Tenn. 37138 (CITY) (STATE) (P. O. ZIP)	Atlanta, Georgia 30328 (CITY) (STATE) (ZIP)	22

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Haskel N. Kelton and Corine Alice Kelton

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Willis Watkins et ux Alice Watkins

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS: TO-WIT:

BEING the easterly 90 feet of Lot Nos. 1, 3, 5 and 7 on the Plan of Hadley's Bend City, Block "K", of record in Book 421, Page 120, Register's Office, Davidson County, Tennessee.

SAID parts of Lot Nos. 1, 3, 5 and 7 together front 90 feet on the southerly margin of Center Street and runs back between parallel lines, 100 feet to a dead line in the rear on which it measures 90 feet.

BEING the same property conveyed to Haskel N. Kelton and wife, Corine Alice Kelton by deed of record in Book 3033, Page 589, Register's Office, Davidson County, Tennessee. The said parties now since divorced and now own property as tenants in common as per Divorce Decree No. 61305.

THIS conveyance is subject to any easement and restrictions of record.

This is unimproved ( ) improved (X) property, known as 209 Center Street, Old Hickory, Tennessee 37138
(House Number) (Street) (P. O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever: and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out, and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hand s this 5th day of December, 1973

Haskel N. Kelton: Haskel N. Kelton

Corine Alice Kelton: Corine Alice Kelton

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, Dixie Lee Matthews, a Notary Public in and for said County and State, the within named Haskel N. Kelton and Corine Alice Kelton

the 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 Nashville, Tennessee, this 5th day of December 1973

Commission expires 8/30/75

Dixie Lee Matthews
Notary Public
Dixie Lee Matthews

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

STATE OF TENNESSEE
Davidson County

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon (his oath) (their several oaths) acknowledged (himself) (themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that (he) (they) as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said _____ as such _____, and attesting the same by the said _____ as such _____

Witness my hand and official seal at office at _____ on this the _____ day of _____, 19____

My commission expires _____

_____
Notary Public

WARRANTY DEED

FROM

HASKEL N. KELTON AND

CORINE ALICE KELTON

TO

WILLIS WATKINS ET UX

ALICE WATKINS

G 3 4 3 9 5

IDENTIF. REFERENCE

Dec 7 10 34 AM '73

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Leon Sharber
Attorney-at-Law
Suite 308
301 Plus Park Blvd.
Nashville, Tennessee 37217

DEC-73	CONV	12,000.00			
DEC-73	STAX		A*	31.20	
DEC-73	PRFEE		A*	.50	
DEC-73	W'DEED		A*	4.00	* 35.70