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WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Margaret Estelle Watts (NAME)	First Federal Savings & Loan Association (NAME)	Map 118-7
605 West Iris Drive (STREET ADDRESS OR ROUTE NUMBER)	236-4th Avenue, North (STREET ADDRESS)	#148
Nashville, Tennessee (CITY) (P. O. ZONE) (STATE)	Nashville, Tennessee 37219 (CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of Ten and No/100 ($10.00)----------

---------- *Dollars,*

and other good and valuable consideration, the receipt of which is hereby acknowledged, and the assumption by the grantee of the unpaid principal balance of a note payable to First Federal Savings and Loan Association, and secured by a Deed of Trust of record in Book 2824, page 63, Register's Office for Davidson County, Tennessee, and the assumption of the escrow account therewith, I,

CEDRICK HENDRIX

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

her

(successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Being Lot No. 21 of Block "C" on the Map of Berry Hill Garden Subdivision, as of record in Book 1130, page 36, Register's Office for Davidson County, Tennessee.

Said Lot No. 21 fronts 65 feet on the south side of West Iris Drive and runs back between parallel lines 125 feet to a dead line.

Being the same property conveyed to Cedrick Hendrix and wife, Vonnell Pratt Hendrix, by deed from James A. Jackson and wife, Muriel S. Jackson, of record in Book 3249, page 389, Register's Office of Davidson County, Tennessee, the said parties having since divorced and property being vested in Cedrick Hendrix by decree of record in Master Book 11, page 429, Probate Court and recorded in Book 4217, page 197, Register's Office of Davidson County, Tennessee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $21,000.00

Subscribed and sworn to before me, this the 5th day of February 1974

Affiant

My commission expires: May 5th 1974 (Affix Seal)

Notary Public

NOTARY PUBLIC DAVIDSON COUNTY

This is improved ( ) unimproved ( ) property, known as ..... (House Number) (Street) P. O. Address: ..... or Town

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said MARGARET ESTELLE WATTS her *(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.* except for 1974 taxes.

I *further covenant and bind* myself, my *heirs and representatives, to warrant and forever defend the title to said real estate to said* MARGARET ESTELLE WATTS HER *(successors), heirs and assigns, against the lawful claims of all persons.*

Witness my *hand this* 5th *day of* February 1974 *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Cedrick Hendrix

Cedrick Hendrix

THIS INSTRUMENT WAS PREPARED BY:
GAIL P. PIGG, ATTORNEY
916 J. C. BRADFORD BLDG.
NASHVILLE, TENN. 37219

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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Bill D. Saunders, a Notary Public in and for said County and State, Cedrick Hendrix

the within named 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 5TH day of February, 19 74

Commission expires May 23, 1977

Bill D. Saunders
Notary Public

DAVIDSON COUNTY TENN. NOTARY PUBLIC

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.....

FEB19 74 CONV 21,000.00
FEB19 74 S TAX A* 54.60
FEB19 74 PR FEE A* .50
FEB19 74 W DEED A* 4.00 * 59.10

WARRANTY DEED

FROM

CEDRICK HENDRIX

TO

MARGARET ESTELLE WATTS

C 42426

IDENTIF. REFERENCE

FEB 19 12 14 PM '74

FELIX Z. WILSON REGISTER
DAVIDSON COUNTY, TENN.

Compliments of

Chicago Title Insurance Company
First Floor — First American Center

Phone 255-4631
NASHVILLE, TENNESSEE 37238

Return to Gail Pigg