THIS INSTRUMENT PREPARED BY

DAVID B. HERBERT

AT

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WARRANTY DEED

REAU E. FOLK, JR. FORM

MAP/PARCEL NUMBER(S)	NAME AND ADDRESS OF NEW OWNER(S)	SEND TAX BILLS TO
91-9-270	Mr/Mrs Leo C. Watson,Jr.	Guaranty Mortgage Company First American Center Nashville, Tennessee 37238
FIELD BOOK NUMBER(S)	STREET ADDRESS OF SUBJECT PROPERTY (IF IMPROVED)	LOAN OR ACCOUNT NO. 30122
8DA-22558	6200 Deal Avenue	PROPERTY IS ☒ IMPROVED ☐ UNIMPROVED

EACH BOOK AND PAGE NUMBER REFERRED TO HEREIN, UNLESS OTHERWISE DESIGNATED, IS IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

For and in consideration of the sum of TEN DOLLARS ($10.00) and other good and valuable considerations, the receipt of which is hereby acknowledged,

AUG-7?	CONV	19,300.00			
AUG-7?	S'TAX		A*	50.18	
AUG-7?	PR'FEE		A*	.50	
AUG-7?	W'DEED		A*	4.00	* 54.68

LUTHER FLOYD CROSS and wife, JUDY CROSS hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto LEO C. WATSON, JR., and wife, SANDRA PAULETTE WATSON

hereinafter called the Grantee, his heirs, successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being the south 167.8 feet of the east 50 feet of Lot No. 30, T. M. Nalls Subdivision, as of record in Book 421, page 63, described as follows:

BEGINNING at an iron pin in the north margin of Deal Avenue, being the southeast corner of Lot No. 30 on the Map of T. M. Nall's Subdivision of record in Book 421, page 63; thence with the common line between Lots 30 and 31, northerly 167.8 feet to a point; thence westerly 50 feet to a point; thence southerly 167.8 feet to an iron pin in the northerly margin of Deal Avenue; thence easterly with the margin of Deal Avenue, 50 feet to the point of beginning.

Being part of the property conveyed to Luther Floyd Cross and wife, Jucy Cross, by deed from Eston F. Cross and wife, Jean Cross, as of record in Book 4424, page 602.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging, to the Grantee, his heirs, successors and assigns, forever.

And the Grantor covenants with the Grantee that he is lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered, Except for 1974 taxes which have been prorated and assumed by Buyers.

The Grantor further covenants and binds himself, his heirs, successors and representatives to warrant and defend the title to the said land to the Grantee, his heirs, successors and assigns against the lawful claims of all persons.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

In witness whereof, the Grantor has hereunto set his hand (if a corporation, has caused its name to be signed hereto by its duly authorized officers) on this, the 25th day of July, 194 .

Judy Cross
Judy Cross

Luther Floyd Cross
Luther Floyd Cross

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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Before me, David B. Herbert, a Notary Public in and for the State and County aforesaid, personally appeared the within named Luther Floyd Cross and wife, Judy Cross 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, Davidson County, Tennessee, this, the 25th day of July, 1974.

My commission expires: 7/27/77

Notary Public

STATE OF
COUNTY OF

Before me, _____, a Notary Public in and for the State and County aforesaid, personally appeared the within named _____

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 _____, this, the _____ day of _____, 19____.

My commission expires:

Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

$ 19,300.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th DAY OF July, 1974

MY COMMISSION EXPIRES 7/27/77 (AFFIX SEAL)

Notary Public

C 6 6 3 5 5

IDENTIF. REFERENCE

AUG 7 3 28 PM '74

FELIX Z. WILSON JR REGISTER
DAVIDSON COUNTY, TENN.

WARRANTY DEED

FROM

LUTHER FLOYD CROSS

AND WIFE

TO

LEO C. WATSON, JR., AND WIFE

Return to:
ORTALE, KELLEY, HERBERT & CRAWFORD
14th Flr. 3rd Natl. Bk. Bldg.
Nashville, Tennessee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, _____, a Notary Public in and for the State and County aforesaid, personally appeared _____ and _____, with whom I am personally acquainted, and who upon oath acknowledged _____ to be the _____ and _____, respectively, of _____, a corporation, the bargainor, and that _____, as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the said corporation by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at _____, Tennessee, this, the _____ day of _____, 19____.

_____