FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $21,299.99

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8th DAY OF November 19 74

Notary Public

~~MY COMMISSION EXPIRES:~~ My Comm. Exp.

~~(AFFIX SEAL)~~

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THIS INSTRUMENT WAS PREPARED BY

James A. Carney, Attorney 729 Stahlman Bldg, Nashville, Tenn. 37201

NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS: ux	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Charles Edward Watkins,Jr. et (NAME)	Lomas & Nettleton Company (NAME)	Map 80-7
3319 Cocoa Drive (STREET ADDRESS OR ROUTE NUMBER)	P O Box 964 (STREET ADDRESS)	Par. 131
Nashville, Tenn. 37218 (CITY) (STATE) (P. O. ZIP)	Virginia Beach, Virginia (CITY) (STATE) (ZIP)	

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, Andrew Biles and wife, Frances M. Biles

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Charles Edward Watkins, Jr. and wife, Freddie 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:

LAND in Davidson County, Tennessee, being Lot No. 468 on the Plan of Bordeaux Hills Subdivision, Section 9, of record in Book 4175, page 116, Register's Office for Davidson County, Tennessee.

SAID Lot No. 468 fronts 69.09 feet on the easterly side of Cocoa Drive and extends back 123.19 feet on the northerly line and 130.16 feet on the southerly line to a dead line in the rear measuring 50.48 feet thereon.

BEING the same property conveyed to Andrew Biles and wife, Frances M. Biles, by deed from Robert Glenn Crook and wife, Mary Ruth Crook, of record in Book 4846, page 377, Register's Office for Davidson County, Tennessee. Andrew Biles and Andrew Biles, Jr., are one and the same person.

Buyers assume and agree to pay the balance due on a first mortgage note secured by a deed of trust executed by Andrew Biles, Jr. and wife, Frances M. Biles, to Ernest W. Turnbull, Trustee, securing Lomas & Nettleton Company in the original principal sum of $19,500.00, of record in Book _____, page_____, Register's Office for Davidson County, Tennessee.

All sums of money held in escrow by Lomas & Nettleton Company or assigns, and including the prepaid hazard insurance coverage now in force in connection with said loan and property, is herewith transferred to buyers.

This is unimproved ( ) improved (x) property, known as 3319 (House Number) Cocoa Drive (Street) Nashville, Tennessee 37218 (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 hands this 15th day of September, 19 74

x Andrew Biles Jr.

Frances M. Biles

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named Andrew Biles and Frances M. Biles

the bargainor, with whom I am personally acquainted, and who acknowledged that executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 15 day of September 19 74

Commission expires 11/19/75

Notary Public

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
Andrew Biles Jr. et ux

TO
Charles Edward Watkins, Jr. et ux

C 7 7 5 8 4

IDENTIF. REFERENCE

Nov 8 10 49 AM '74

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

NOV-8	CONV	21,200.00				
NOV-8 S'TAX			A*	55.12		
NOV-8 PR'FEE			A*	.50		
NOV-8	W'DEED		A*	4.00	*	59.62

20.6
55
29.55

20.1.6
55
1.0.6.5