File: First & Mid South Mtge Co

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This Form furnished by Attorneys Title Company, Inc.

Form No. WD-2

FROM

William Obra Baird and wife,

Ernestine M. Baird

TO

Eugene A. Watson and wife,

Agnes Laverne Watson

For draftsman's use

THIS INSTRUMENT PREPARED BY:
FIRST AND MID-SOUTH MORTGAGE CO.
P. O. BOX 2568
NASHVILLE, TENNESSEE 37219

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Eugene A. Watson (NAME)	First and Mid-South Mortgage Co. (NAME)	
5008 Dakota Avenue (STREET ADDRESS OR ROUTE NUMBER)	P. O. Box 2568 (STREET ADDRESS)	91-15
Nashville, Tenn. 37209 (CITY) (STATE) (P. O. ZIP)	Nashville, Tennessee 37219 (CITY) (STATE) (ZIP)	239 KC

(FOR REGISTER'S USE)

IDENTIF. REFERENCE

DEC 5 3 34 PM '74

FEE REGISTER
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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

$ 24,950.00 Eugene A. Watson
Affiant EUGENE A. WATSON

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5th DAY OF December, 1974

Martha B. Dahl
Notary Public

MY COMMISSION EXPIRES: 8-18-78

(AFFIX SEAL)

NOTARY PUBLIC DAVIDSON COUNTY

C80604

For and in Consideration of the sum of ----------TEN AND NO/100----------

----------($10.00)----------DOLLARS

cash in hand paid by Eugene A. Watson and wife, Agnes Laverne Watson, and other good and valuable considerations receipt of which is hereby acknowledged,

William Obra Baird and wife, Ernestine M. Baird have bargained and sold, and by these presents do transfer and convey unto the said

Eugene A. Watson and wife, Agnes Laverne Watson

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 part of Block 17 on the Realty Savings Bank and Trust Company's Revised Plan of West Extension of Charlotte Park Company's First Addition as of record in Book 421, page 18, Register's Office for said County, described according to a survey dated December 9, 1958 by William Collier Parrish Associates, Civil Engineers, as follows:

Beginning at an iron stake on the northerly margin of Dakota, formerly Fourth Avenue, at a point 60 feet east of the northeast corner of said Avenue and 51st Avenue, North, formerly 10th Street; thence with the northerly margin of Dakota Avenue, eastwardly 50 feet to an iron stake at the southwest corner of the property conveyed to William E. Gribble by deed from Mollie E. Grizzard, of record in Book 464, page 247, said Register's Office; thence with Gribble's westerly line, northwardly 150 feet to an iron stake in the southerly margin of an alley; thence with said alley westwardly 50 feet to an iron stake; thence southwardly 150 feet to the beginning.

BEING the same property conveyed to William Obra Baird and wife, Ernestine M. Baird by deed from Rosie L. Baird of record in Book 3830, page 806, Register's Office for Davidson County, Tennessee.

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This is unimproved ( ) improved (X) property, known as 5008 Dakota Avenue Nashville, Tennessee 37209
(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 EUGENE A. WATSON AND WIFE, AGNES LAVERNE WATSON their heirs and assigns, forever.

And we do covenant with the said EUGENE A. WATSON and wife, AGNES LAVERNE WATSON 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, except as of record.

And we, WILLIAM OBRA BAIRD and wife, ERNESTINE M. BAIRD do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said EUGENE A. WATSON and wife, AGNES LAVERNE WATSON heirs and assigns against the lawful claims of all persons whomsoever.

Witness our hands this 5th day of December, 1974

William Obra Baird
WILLIAM OBRA BAIRD

Ernestine M. Baird
ERNESTINE M. BAIRD

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Martha B. Hall, a Notary Public in and for said County and State, the within named William Obra Baird and wife, Ernestine M. Baird

the bargainors, 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 Tennessee, this 5th day of December, 19 74

Martha B. Hall, Notary Public.

MARTHA B. HALL * NOTARY PUBLIC * TENN. DAVIDSON COUNTY

Commission expires 4-8-78

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 this day of 19 .

DEC-5- CONV 24,950.00
DEC-5- TAX A* 64.74
DEC-5- PR'FEE A* .50
DEC-5- W'DEED A* 4.00 * 69.24

, Notary Public.

Commission expires .