ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS:
John Elbert Watkins	Same	To Be
(NAME)	(NAME)	assigned
305 Milner Ct		later
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nash. Tenn		
(CITY) (STATE) (ZIP CODE)	(CITY) (STATE) (ZIP CODE)	

WARRANTY DEED

For and in consideration of the sum of $1.00 Love & Affection
ONE and no/100---------- DOLLARS

Cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged.

We, C. E. WATKINS AND WIFE, HALLIE WATKINS, subject to our life estate, which is hereby reserved, in and to ourselves and the survivor of us.

have bargained and sold, and by these presents do transfer and convey unto the said
JOHN ELBERT WATKINS

the GRANTEES herein, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being Lot No. 61 on the Plan of Battery Crest, Section 1, as of record in Book 2900, page 91, Register's Office for said County.

BEGINNING at a point in the south margin of Milner Court, at the corner of Lots 60 and 61; thence with the line between said lots, southerly 266.25 feet to a point in the line of Lot No. 89; thence with the line of said Lot, northeasterly 13.9 feet to a point; thence southeasterly 74.84 feet to a point; thence easterly 30.18 feet to a point at the corner of Lot No. 62; thence with the line between Lot Nos. 61 and 62, northerly 234.75 feet toa point in the southerly margin of Milner Court; thence with the margin of the same northwesterly around a slight curve, 79.62 feet to the point of beginning.

Being the same property conveyed to C. E. Watkins and wife, Hallie Watkins, by deed from Carl Batson and wife, as of record in Book 3677, page 603, said Register's Office.

unimproved ( )
This is improved (XX) property, known as 305 Milner Court Nashville, Tennessee
(House Number) (Street)

(P. O. Address) (City or Town) (Zip Code)

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.

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.

Witness our hands this 18th day of December, 19 74.

C. E. Watkins — Hallie Watkins
C. E. WATKINS — HALLIE WATKINS
John Elbert Watkins

BOOK 4890 PAGE 29

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, HENRY E TITTLE, a Notary Public in and for said County and State, the within named C. E. WATKINS AND WIFE, HALLIE WATKINS

the bargainor ____, 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, TENN, this 18TH day of DECEMBER, 19 74.

My commission expires AUG 14, 1976 Notary Public Henry E Tittle

STATE OF TENNESSEE
COUNTY OF ____

Before me, ____, a Notary Public of the State and County aforesaid, personally appeared ____ and ____ with whom I am personally acquainted, and who, upon oath, acknowledged ____ to be ____ and ____ respectively of the ____, the within named bargainor, a corporation, and that ____ as such ____ and ____, being authorized so to do, executed the foregoing instrument for the purpose 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 seal, at office in ____, this ____ day of ____, 19____.

____ Notary Public

Commission expires ____

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration for this transfer or value of property (whichever is greater) is $ 2,300.00
This is equal to or greater than the property would bring at a fair and voluntary sale.

C E Watkins

Sworn to and subscribed before me this 18th day of February, 1975.

My commission expires ____ Notary Public W D Williams Dep. Reg.

This instrument was prepared by:

C.H.Briley,Jr.,Attorney 344 Fourth Avenue North Nashville, Tennessee

Name Address

FEB 18 IN CONV *2,300.00
FEB 18 IN S'TAX A* 5.98
FEB 18 IN PR'FEE A* .50
~~FEB 18 IN W'DEED A* 4.00 * 10.48~~

WARRANTY DEED
G-23993-3 dmc
FROM C. E. Watkins, ET UX
TO John Albert Watkins

C 87860

IDENTIF. REFERENCE

FEB 18 10 35 AM '75

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Pioneer National Title Insurance Company
Public Square Building
344 4th Avenue North
NASHVILLE, TENNESSEE 37219