#3107

BOOK 4906 PAGE 938

This Instrument Was Prepared By
Dewey W. Pedigo (MEL)
Of The Law Firm Pedigo & Landon
Stahlman Building: Nashville, Tennessee

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO	MAP PARCEL NUMBERS
Theodore R. Wyatt et ux	SAME	133-11-60
(NAME) 494 Paragon Mills Road	(NAME)	60A-58250
(STREET ADDRESS OR ROUTE NUMBER) Nashville, Tennessee	(STREET ADDRESS)	
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of Ten and no/100 ---------- ($10.00) ---------- *Dollars,*

cash in hand paid by Theodore R. Wyatt and wife, Lucy B. Wyatt and other good and valuable considerations accepted as cash, the receipt of all which is hereby acknowledged,

We, George A. Watkins and wife, Joyce J. Watkins,

have this day bargained and sold, and do hereby transfer and convey unto the said Theodore R. Wyatt and wife, Lucy B. Wyatt,

their *(successors), heirs and assigns,*

certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being Lot No. 11 on the Plan of Valley View Meadows, Section I, as of record in Book 3500, page 69, Register's Office for said County, as follows:
Beginning at a point on the Northwesterly margin of Paragon Mills Road at the common corner of Lots Nos. 10 and 11; thence on a line between said Lots, 92.0 feet to a point, the common corner of Lots Nos. 10, 11, and 12; thence Southwesterly 117.25 feet to a point on the Northeasterly margin of Valley Ridge Drive; thence Southeasterly along said margin 70.24 feet to a point; the beginning of a curve; thence around said curve 40.03 feet to a point; thence along the margin of Paragon Hills Road, 98.79 feet to the beginning.

Being the same property conveyed to George A. Watkins and wife, Joyce J. Watkins by deed from Gold Key Realtors, a division of Culver Manufacturing Company, an Indiana Corporation, as of record in Book 4720, page 220, Register's Office for Davidson County, Tennessee.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $1,000.00

Subscribed and sworn to before me, this the 10th day of April 19 75

Affiant

My commission expires: 4-22-78 (Affix Seal)

Notary Public

This is unimproved ( ) improved (X) property, known as 494 Paragon Mills Road, Nashville, Tennessee
(House Number) (Street) P. O. Address: (City or Town)

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said Theodore R. Wyatt and wife, Lucy B. Wyatt their *(successors), heirs and assigns forever.* We *covenant that* we are *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 1975 taxes which are prorated and assumed by the purchasers

We *further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to said real estate to said* Theodore R. Wyatt and wife, Lucy B. Wyatt their *(successors), heirs and assigns, against the lawful claims of all persons.*

Witness our *hand* s *this* 10th *day of* April, 19 75, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

George A. Watkins

Joyce J. Watkins

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Mary Ensley, a Notary Public in and for said County and State, George A. Watkins and wife, Joyce J. Watkins

the within named 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, Tennessee, this 23rd day of April, 19 75.

Mary Ensley
Notary Public

Commission expires 4/25/76

MARY ENSLEY NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

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.....

#3107

WARRANTY DEED

FROM

George A. Watkins et ux

TO

Theodore R. Wyatt et ux

APR25'75 CONV 31,000.00
APR25'75 S'TAX A* 80.60
APR25'75 PR'FEE A* .50
APR25'75 W'DEED A* 4.00 * 85.10

C 95553

IDENTIF. REFERENCE

APR 25 8 49 AM '75

REGISTER
DAVIDSON COUNTY, TENN.

Compliments of

Chicago Title Insurance Company
First Floor — First American Center

Phone 255-4631
NASHVILLE, TENNESSEE 37238