This instrument was prepared by
James R. Wyatt
First American Center
Nashville, Tennessee 37238

BOOK 4908 PAGE 593

# WARRANTY DEED

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO | MAP PARCEL NUMBERS |
|---|---|---|
| George W. Watkins, et ux | George W. Watkins | Map 92-11 |
| (NAME) | (NAME) | |
| 1905 Wildwood Avenue | 1905 Wildwood Avenue | Parcel 59 |
| (STREET ADDRESS OR ROUTE NUMBER) | (STREET ADDRESS) | |
| Nashville, Tenn. 37212 | Nashville, Tenn. 37212 | |
| (CITY) (P. O. ZONE) (STATE) | (CITY) (ZONE) (STATE) | |

*FOR AND IN CONSIDERATION of the sum of* One and No/100 ---------- ($1.00) ---------- *Dollars,*

cash in hand paid by George W. Watkins, the receipt of which is hereby acknowledged, and in order to vest title to the property hereinafter described in the grantor and the grantee, as tenants by the entirety,

I, Elizabeth M. Watkins

*have this day bargained and sold, and do hereby transfer and convey unto the said* George W. Watkins, his

*(successors), heirs and assigns,*

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

Property located at 1904 Charlotte Avenue in said County and State, and being the westerly 45 feet of lot No. 3 in the subdivision of the Jesse Thomas Property, a plan of which is of record in book 161, page 88, Register's Office for said County.
Said part of lot 3 fronts 45 feet on the north side of Charlotte Avenue and runs back northwardly between parallel lines 150 feet to an alley.
Being the same property conveyed to Elizabeth M. Watkins by deed from William Joseph Rainey and wife, Ann Bradley Rainey, of record in book 4245, page 502, said Register's Office.

This conveyance is made pursuant to the terms and provisions of Section 64-109, Tennessee Code Annotated, and for the express purpose of creating an estate by the entirety in the above described land in George W. Watkins and wife, Elizabeth M. Watkins, so that the entire property upon the death of either will go to the survivor.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Subscribed and sworn to before me, this the _____ day of _____, 19____.

Affiant

My commission expires: _____ (Affix Seal)

Notary Public

This is unimproved ( ) improved (X) property, known as 1904 Charlotte Avenue, 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* George W. Watkins, his

*(successors), heirs and assigns forever.* I *covenant that* I am *lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.*

I *further covenant and bind* myself, my *heirs and representatives, to warrant and forever defend the title to said real estate to said* George W. Watkins, his

*(successors), heirs and assigns, against the lawful claims of all persons.*

*Witness* my *hand this* 30 *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.*

Elizabeth M. Watkins

[redacted] [redacted]

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, ..... a Notary Public in and for said County and State, Elizabeth M. Watkins

the within named 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 30 day of April, 1975

Commission expires May 9 1975 ..... Notary Public

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.....

WARRANTY DEED

FROM

Elizabeth M. Watkins

TO

George W. Watkins

MAY-1 75 MISC A* 4.00 * 4.00

C 96373

IDENTIF. REFERENCE

MAY 1 8 05 AM '75

FELIX A. [illegible] REGISTER
DAVIDSON COUNTY, TENN.

Compliments of

Chicago Title Insurance Company
First Floor — First American Center

Phone 255-4631
NASHVILLE, TENNESSEE 37238