BOOK 4917 PAGE 723

Form No. WD-1

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $45,750.00

+ Harlon Watson
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23rd DAY OF May, 1975

Notary Public

MY COMMISSION EXPIRES: 2-3-78

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
EDWARD SEDDON, ATTORNEY, 3250 DICKERSON ROAD, NASHVILLE, TENNESSEE

| NAME | ADDRESS | |
|---|---|---|
| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
| Harlon Watson (NAME) | Hamilton Mortgage Corp. (NAME) | 9D-23070 |
| 755 Bellevue Road (STREET ADDRESS OR ROUTE NUMBER) | 6065 Roswell Road N.E. (STREET ADDRESS) | 142-10 |
| Nashville, Tennessee (CITY) (STATE) (P. O. ZIP) | Atlanta, Georgia 30328 (CITY) (STATE) (ZIP) | 34 |

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, Kenneth E. Jones, Jr. et ux Angeline H. Jones

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO HARLON WATSON and wife, MARY EDITH WATSON

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:

BEING Lot No. 2 on the Plan of Harpeth Estates, Section I, of record in Book 3842, Page 186, Register's Office, Davidson County, Tennessee.

BEING the same property conveyed to Kenneth E. Jones, Jr. et ux Angeline H. Jones by deed of record in Book 4801, Page 122, Register's Office, Davidson County, Tennessee.

THIS conveyance, however, is subject to a certain Deed of Trust, recorded in Book 4801, Page 124, Register's Office for Davidson County, Tennessee, securing a promissory note dated March 28, 1974, payable to the order of Hamilton Mortgage Corporation, with a present unpaid principal balance of approximately $ 37,974.87 , which the Grantees herein hereby assume and agree to pay the escrow account in connection with said loan, if any, is hereby transferred to the Grantees herein. This conveyance is further subject to any and all easements, restrictions and rights of way of record.

This is unimproved ( ) improved (X) property, known as 755 Bellevue Road, Nashville, Tennessee 37221
(House Number) (Street) (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 8th day of January, 1975

Kenneth E. Jones, Jr.: Kenneth E. Jones, Jr.

Angeline H. Jones: Angeline H. Jones

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STATE OF TENNESSEE
Davidson County

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Kenneth E. Jones, Jr. et ux Angeline H. Jones

the 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 8th day of January 19 75

Commission expires 1-4-78

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 (their several oaths) acknowledged (themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that (he) 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
KENNETH E. JONES, JR. ET UX

TO
HARLON WATSON ET UX

D 00687

IDENTIF. REFERENCE

JUN 2 1 50 PM '75

FELIX E. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Edward Seddon
Attorney-at-Law
3250 DICKERSON ROAD
NASHVILLE, TENNESSEE 37207

File; WILKINS & ADAMS
ATTORNEYS-AT-LAW
112 STAHLMAN BUILDING
NASHVILLE, TENNESSEE 37201

Law 1
Box P

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|---|---|---|---|---|---|
| JUN-25 | CONV | 45,750.00 | | | |
| JUN-25 S'TAX | | | A* | 118.82 | |
| JUN-25 PB'FEE | | | A* | .50 | |
| JUN-25 | W'DEED | | A* | 4.00 | * 123.32 |