BOOK 4937 PAGE 592 FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $3,467.50

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30 DAY OF July, 1975.

Notary Public

MY COMMISSION EXPIRES: 11/12/78

(AFFIX SEAL)

RECORDER'S MEMO
Legibility of Writing, Typing or Printing in This Document Unsatisfactory When Received.

THIS INSTRUMENT WAS PREPARED BY
ROBERT E. LILLARD, 1031 STAHLMAN BUILDING, NASHVILLE, TENNESSEE
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO: (mail)	MAP-PARCEL NUMBERS
John H. Watkins (NAME)	Rev. Julius C. Johnson (NAME)	
4312 Enchanted Circle (STREET ADDRESS OR ROUTE NUMBER)	4312 Enchanted Circle (STREET ADDRESS)	23-16
Nashville, Tennessee 37218 (CITY) (STATE) (P. O. ZIP)	Nashville, Tennessee 37218 (CITY) (STATE) (ZIP)	214 Pat

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~~ I, Rev. Julius C. Johnson, Widower, after first retaining a life time interest unto myself

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO John H. Watkins

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:

Situated in the city of Nashville, in Maury and Glaiborne's addition to South Nashville, a plan of which addition is recorded in the Register's Office of Davidson County, Tennessee, in Book No. 21, at pages 84 and 85, to which plan reference is here made for description. The parcel of land hereby conveyed is all of Lot No. 270 and 15 feet off of the westerly side of Lot No. 271 in said Maury and Claiborne's Addition and fronts together 50 feet on the southerly side of Cannon Street and runs back between parallel lines 165 feet, more or less, to an alley and is described and bounded as follows: Less 50 feet on rear previously conveyed.

Beginning at the South east corner of Cannon and Lewis Streets and the northwest corner of Lot No. 270 in said addition, and runs thence eastwardly with the southern margin of Cannon Street 50 feet to a point; thence at right angles southwardly 165 feet, more or less, to an alley; thence with said alley westwardly 50 feet to Lewis Street; thence northwardly with the eastern margin of said Lewis Street and the western boundary line of Lot No. 270 165 feet, more or less, to the place of beginning.

Being part of the property acquired by Carrie M. Bittick from the estate of Joseph Bittick, deceased and being the same property conveyed to Tillie Lloyd by deed dated October 19, 1949, of record in Book 482, page 117, in Register's Office of Davidson County and further being the same property conveyed to Rev. Julius C. Johnson by deed from Tillie Lloyd dated October 19, 1949 of record in Book 1761, page 361, Register's Office for Davidson County, Tennessee.

This is unimproved ( ) improved (X) property, known as 57 (House Number) Cannon Street (Street) Nashville (P. O. Address) 37210 (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 my hand this 30 day of July, 1975

Rev. Julius C. Johnson

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, Beverly M. Hobbs, a Notary Public in and for said County and State, the within named Rev. Julius C. Johnson

the bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 30 day of July 1975

Commission expires 11/12/78

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 (his oath / their several oaths) acknowledged (himself / themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that (he / they) 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
REV. JULIUS C. JOHNSON

TO
JOHN H. WATKINS

D 0 9 2 0 0

TIDES REFERENCE

AUG 1 8 38 AM '75

REGISTER
DAVIDSON COUNTY, TENN.

AUG-1[illegible]	CONV	*3,467.50			
AUG-1[illegible]	S'TAX		A*	9.10	
AUG-1[illegible]	PR'FEE		A*	.50	
AUG-1[illegible]	W'DEED		A*	4.00	* 13.60

Attorneys Title Company
Tides Guaranteed
NASHVILLE, TENN.