THIS INSTRUMENT PREPARED BY:
David B. Herbert
DAVID B. HERBERT
ATTORNEY NASHVILLE, TENN.

BOOK 4952 PAGE 751

WARRANTY DEED

REAU E. FOLK, JR. FORM

MAP PARCEL NUMBER(S)	NAME AND ADDRESS OF NEW OWNER(S)	SEND TAX BILLS TO
90-15-85	Mr/Mrs Michael A. Watts	Guaranty Mortgage Co. First American Center Nashville, Tenn. 37238
FIELD BOOK NUMBER(S) 8DA-25684	STREET ADDRESS OF SUBJECT PROPERTY (IF IMPROVED) 434 Annex Avenue	LOAN OR ACCOUNT NO. 30630
		PROPERTY IS ☒ IMPROVED ☐ UNIMPROVED

EACH BOOK AND PAGE NUMBER REFERRED TO HEREIN, UNLESS OTHERWISE DESIGNATED, IS IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

For and in consideration of the sum of TEN DOLLARS ($10.00) and other good and valuable considerations, the receipt of which is hereby acknowledged,

10-1-75 Co. 28,900.00
St 75.14
Prep 50
Recorded 4.00
Total 79.64

DOROTHY J. MORGAN and husband, GRADY GLEN MORGAN

hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto MICHAEL A. WATTS and wife, SANDRA G. WATTS

hereinafter called the Grantee, his heirs, successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being Lot No. 1074 on the Plan of Charlotte Park, Section 15, as of record in Book 3300, page 75.

Said Lot No. 1074 fronts 82 feet on the easterly side of Annex Avenue and extends back between lines, 125 feet on the northerly line and 170 feet on the southerly line to a dead line in the rear on which it measures 106.31 feet thereon.

Being the same property conveyed to Dorothy J. Morgan, by deed from Herman Wayne Bess and wife, Patricia C. Bess, as of record in Book 4185 page 793, Register's Office.

This conveyance is made subject to restrictions of record in Book 3406, page 124 and agreement in book 2593, page 566.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging, to the Grantee, his heirs, successors and assigns, forever.

And the Grantor covenants with the Grantee that he is lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered. Except for 1975 taxes which have been prorated and assumed by Grantees.

The Grantor further covenants and binds himself, his heirs, successors and representatives to warrant and defend the title to the said land to the Grantee, his heirs, successors and assigns against the lawful claims of all persons.

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.

In witness whereof, the Grantor has hereunto set his hand (if a corporation, has caused its name to be signed hereto by its duly authorized officers) on this, the 23rd day of September, 1975.

Dorothy J. Morgan

Grady Glen Morgan

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BOOK 4957 PAGE 752

Before me, Douglas A. Brace, a Notary Public in and for the State and County aforesaid, personally appeared the within named Dorothy J. Morgan and husband, Grady Glen Morgan 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, the 23rd day of September, 1975.

Douglas A. Brace
Notary Public

My commission expires: 4-23-78

CLERK & MASTER NOTARY PUBLIC DAVIDSON COUNTY

STATE OF _____
COUNTY OF _____

Before me, _____, a Notary Public in and for the State and County aforesaid, personally appeared the within named _____

the bargainor(s), 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 _____, this, the _____ day of _____, 19____.

My commission expires: _____
Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

$ 28,900.00

Michael A. Watts
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23rd DAY OF September 19 75

MY COMMISSION EXPIRES: 4-23-78 (AFFIX SEAL)

Douglas A. Brace
Notary Public

NOTARY PUBLIC DAVIDSON COUNTY

WARRANTY DEED
DHB:mas

FROM

DOROTHY J. MORGAN AND HUSBAND

TO

MICHAEL A. WATTS AND WIFE

D 18161

IDENTIF. REFERENCE

OCT 1 3 34 PM '75

REGISTER
DAVIDSON COUNTY, TENN.

Return to: KELLEY, HERBERT & CRAWFORD
3rd Natl. Bk. Bldg.
14th Fl.
Nashville, Tennessee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, _____, a Notary Public in and for the State and County aforesaid, personally appeared _____ and _____, with whom I am personally acquainted, and who upon oath acknowledged _____ to be the _____ and _____, respectively, of _____, a corporation, the bargainor, and that _____, as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the said corporation by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at _____, Tennessee, this, the _____ day of _____ ____, 19____.

My commission expires: _____
Notary Public