This Instrument prepared by:
John W. Kelley, Attorney
Nashville, Tennessee

WARRANTY DEED

REAU E. FOLK, JR. FORM

MAP-PARCEL NUMBER(S)	NAME AND ADDRESS OF NEW OWNER(S)	SEND TAX BILLS TO
161-11-91	Mr/Mrs Clyde Watkins	Home Federal Savings & Loan 230 4th Avenue, North Nashville, Tennessee 37219
FIELD BOOK NUMBER(S)	STREET ADDRESS OF SUBJECT PROPERTY (IF IMPROVED)	LOAN OR ACCOUNT NO.
6DU-74767	525 Toby Lynn Drive	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, and in further consideration of the assumption of, and agreement by the grantees herein to pay the principal balance now due, plus future interest, on a certain note, dated March 4, 1975 in the original principal sum of $32,450.00, payable to Home Federal Savings & Loan Association, in monthly installments as set out in said note, with interest as set forth therein, and being secured by a deed of trust executed by Gary W. Taylor and wife, Brenda C.Taylor, to Attorneys Title Co., Inc., Trustee, as of record in Book 4893, page 946,

GARY W. TAYLOR and wife, BRENDA C. TAYLOR

hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto CLYDE E. WATKINS and wife, IOLA C. WATKINS

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. 291 on the Plan of Huntington Park, Section IV, as of record in Book 4460, page 74, Register's Office for said County, to which plan reference is made for a more complete description.

Being the same property conveyed to Gary W. Taylor and wife, Brenda C. Taylor, by deed from William H. Smithson and wife, Dorothy Smithson, as of record in Book 4893, page 944.

This conveyance is made subject to restrictions of record in Book 4580, page 487.

AUG24'76	CONV	37,039.44			
AUG24'76	S'TAX		B*	96.20	
AUG24'76	PR'FEE		B*	.50	
AUG24'76	W'DEED		B*	4.00	* 100.70

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 as shown above and 1976 taxes

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 August, 19 76

Gary W. Taylor

Gary W. Taylor

Brenda C. Taylor

Brenda C. Taylor

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BOOK 5061 PAGE 506

Before me, Betty N. Todd, a Notary Public in and for the State and County aforesaid, personally appeared the within named Gary W. Taylor and wife, Brenda C. Taylor 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 August, 1976.

Betty N. Todd
Notary Public

My commission expires: November 10, 1979

BETTY N. TODD NOTARY PUBLIC AT LARGE STATE OF TENN.

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 $ 37,039.44

Lila C. Watkins
Affiant

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

MY COMMISSION EXPIRES: November 10, 1979 (AFFIX SEAL)

Betty N. Todd
Notary Public

BETTY N. TODD NOTARY PUBLIC AT LARGE STATE OF TENN.

WARRANTY DEED
JWK:mas

FROM
GARY W. TAYLOR AND WIFE

TO
CLYDE E. WATKINS AND WIFE

D 64630

IDENTIF. REFERENCE

AUG 24 12 11 PM '76

FELIX E. WILSON JR. REGISTER
DAVIDSON COUNTY, TENN.

ORTALE, KELLEY, HERBERT & CRAWFORD
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