BOOK 5062 PAGE 98 FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 27,750.43

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th DAY OF July, 1976.

Notary Public

MY COMMISSION EXPIRES: 10-4-79

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Home Federal Savings & Loan Assoc. 230 4th Ave. N. Nashville, Tennessee
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Mildred E. Watkins (NAME)	Home Federal Savings & Loan Assoc. (NAME)	148-8 - Map
4519 Artelia Drive (STREET ADDRESS OR ROUTE NUMBER)	230 4th Avenue North (STREET ADDRESS)	23 - Parcel
Antioch, Tennessee 37013 (CITY) (STATE) (P. O. ZIP)	Nashville, Tennessee 37219 (CITY) (STATE) (ZIP)	

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, Home Service Corporation

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Mildred E. Watkins, A Widow

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. 21, on the Plan of Oakwood Terrace, Section I, of record in Plat Book 4460, pages 54 and 55, said Register's Office.

Said Lot No. 21 fronts 56.75 ft. on the westerly margin of Artelia Drive and runs back on the southerly line 161.94 feet, and runs back on the northerly line 177.00 feet to a dead line in the rear which measures 86.38 feet.

Being the same property conveyed to Home Service Corporation by a deed from Brenn Rowland Sinks and wife, Virginia Lee Sinks, as of record in Book 4961, page 273, said Register's Office.

The grantor reserves and hereby dedicates an easement for a common use paved driveway, to run with the land, over the strip of land 7.5' in width along the southerly margin of said lot 21 and the strip of land 7.5' in width along the northerly margin of lot 20.

It is understood and agreed that part of the consideration for the transfer of this property is the agreement of the Grantee to assume the unpaid balance of a note secured by a first mortgage Deed of Trust to Home Federal Savings & Loan Association of record in Book 4795 page 983, Register's Office for Davidson County, Tennessee.

This is improved (XX) unimproved ( ) property, known as 4519 Artelia Drive, Antioch, Tennessee 37013
(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 hand s this 15th day of July, 1976

HOME SERVICE CORPORATION

ATTEST: BY:

Glenn L. Lawrence, Secretary Charles Nelson, Jr.

STATE OF TENNESSEE
Davidson County

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named _____

_____

_____

the 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 _____, Tennessee, this _____ day of _____ 19___

Commission expires _____ _____
Notary Public

STATE OF TENNESSEE
Davidson County

Before me, Heather Potts, a Notary Public within and for the State and County aforesaid, personally appeared Charles Nelson, Jr. and Glenn L. Lawrence with whom I am personally acquainted and who upon (their several oaths) acknowledged (themselves) to be the President and Secretary respectively of the Home Service Corporation the within named bargainor, a corporation, and that (he) as such President and Secretary, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said Charles Nelson, Jr. as such President, and attesting the same by the said Glen L. Lawrence as such Secretary.

Witness my hand and official seal at office at Nashville on this the 15th day of August, 1976

My commission expires 10-1-79 Heather Potts
Notary Public

WARRANTY DEED

FROM
Home Service Corporation

TO
Mildred E. Watkins

D64908

IDENTIF. REFERENCE

AUG 25 3 24 PM '76

REGISTER
DAVIDSON COUNTY, TENN.

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

AUG25'76	CONV	27,750.43				
AUG25'76	S'TAX		B*	72.28		
AUG25'76	PR'FEE		B*	.50		
AUG25'76	W'DEED		B*	4.00	*	76.78