BOOK 5084 PAGE 177

This instrument prepared by:
CARL H. GRAHAM
ATTORNEY AT LAW
Hendersonville, Tenn. 37075

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
SHELIA J. WATSON (NAME)	First and Mid South Mtg.Co. (NAME)	Map 33-12
305 Marita Dr. (STREET ADDRESS OR ROUTE NUMBER)	P.O.Box 2568 (STREET ADDRESS)	Parcel 99
Goodlettsville, Tenn. (CITY) (P. O. ZONE) (STATE)	Nashville, Tenn. 37219 (CITY) (ZONE) (STATE)	GO-06318

FOR AND IN CONSIDERATION of the sum of ----------TEN----------
----------AND NO/100---------
Dollars,

cash in hand paid, the receipt of which is hereby acknowledged, and other good and valuable considerations, including the assumption of the unpaid balance of a first mortgage deed of trust of record in Book 4412, Page 220, Register's Office for Davidson County, Tennessee, which the grantees hereinafter named agree to assume and promise to pay according to the terms and conditions thereof.

ERNEST ALLEN GREGORY AND WIFE, GWENDOLYN GREGORY, hereinafter called the Grantors,

have this day bargained and sold, and do hereby transfer and convey unto the said

SHELIA J. WATSON, a widow, hereinafter called Grantee,

(successors), heirs and assigns,

certain real estate in Davidson *County, Tennessee, as follows:*

A tract or parcel of land in Davidson County, Tennessee, described as follows: LAND in Davidson County, Tennessee, being Lot No. 55 on the Plan of Gateway, Section 1, as of record in Book 3300, Pages 39 and 40, Register's Office for Davidson County, Tennessee.

SAID Lot fronts 101 feet on the north side of Marita Avenue and runs back 117.1 feet on the easterly line and 131 feet on the westerly line to a dead line on which it measures 103 feet.

BEING the same property conveyed to Ernest Allen Gregory and wife, Gwendolyn Gregory by deed from William Royce Mathis and wife, Nancy K. Mathis of record in Deed Book 4681, Page 587, and re-recorded in Book 4681, Page 964, Register's Office for Davidson County, Tennessee.

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.

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 whomsoever.

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 on this, the 25 **day of** October, **19** 76

Ernest L. Gregory
(ERNEST ALLEN GREGORY)

Gwendolyn Gregory
(GWENDOLYN GREGORY)

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STATE OF TENNESSEE }
COUNTY OF SUMNER }

Personally appeared before me, the undersigned *, a Notary Public in and for said County and State,* ERNEST ALLEN GREGORY AND WIFE, GWENDOLYN GREGORY

the within named 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 Hendersonville *Tennessee, this* 25 *day of* October *, 1976*

Faulette P. Oldham *Notary Public*

Commission expires 1-22-79

STATE OF TENNESSEE }
COUNTY OF }

Before me, , a Notary Public of the State and County aforesaid, personally appeared with whom I am personally acquainted, and who, upon oath, acknowledged self to be of the the within named bargainor, a corporation, and that he as such being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by self as

Witness my hand and seal, at office in this day of , 19

Notary Public

Commission expires

STATE OF TENNESSEE }
COUNTY OF Sumner }

The actual consideration or value whichever is greater, for this transfer is $ 26,000-00

Subscribed and sworn to before me, this the 25 day of October 19 76

Affiant Carl H. Oldham

My commission expires: 1-22-79 (Affix Seal)

Notary Public Faulette P. Oldham

D 75303

IDENTIF. REFERENCE

Nov 3 11 05 AM '76

FELIX [illegible] REGISTER
DAVIDSON COUNTY, TENN.

NOV-3[illegible]	CONV	26,000.00			
NOV-3[illegible] S'TAX			B*	67.60	
NOV-3[illegible] PR'FEE			B*	.50	
NOV-3[illegible]	W'DEED		B*	4.00	* 72.10

WARRANTY DEED

FROM

ERNEST ALLEN GREGORY, ET UX

TO

SHELIA J. WATSON

This instrument prepared by:
CARL H. OLDHAM
Attorney at Law
108 Saunders Ferry Road
Hendersonville, Tennessee
824-0989