FORM NO. WD-1

BOOK 5112 PAGE 119

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 56,309.54

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2nd DAY OF February, 1977

Notary Public

MY COMMISSION EXPIRES: 5-29-77

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Marbut Glenn Gaston, Jr., Attorney, 3300 Hillsboro Road, Nashville, Tn. 37215
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
W. W. Watkins, Inc. (NAME)	Fidelity Federal Savings & Loan Asc. (NAME)	MAP 117-12
P.O. Box 15264 (STREET ADDRESS OR ROUTE NUMBER)	Fourth at Union (STREET ADDRESS)	PARCEL 182
Nashville, Tn. 37215 (CITY) (STATE) (P. O. ZIP)	Nashville, Tn. 37219 (CITY) (STATE) (ZIP)	16DA-03805

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, JACK L. WATKINS, an unmarried man

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO W. W. WATKINS, INC.

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. 2 on the Plan of the Resubdivision of Lot No. 38 and part of Lot No. 39, Block "M" of the Maplehurst Subdivision, as of record in Book 4885, page 79, Register's Office for Davidson County, Tennessee.

SAID LOT NO. 2 fronts 100.0 feet on the southerly side of Graybar Lane and runs back between parallel lines 200.0 feet to a dead line in the rear.

BEING ALL THE SAME property conveyed to Jack L. Watkins, a single person, by deed from James C. McCanless and wife, Nancy G. McCanless of record in Book 5024, page 381, Register's Office for Davidson County, Tennessee.

IT IS EXPRESSLY UNDERSTOOD AND AGREED that part of the consideration for this transfer is the Grantee's agreement to assume and pay the unpaid balance of a certain note secured by deed of trust of record in Book 5024, page 383, Register's Office for Davidson County, Tennessee, in favor of Fidelity Federal Savings & Loan Association, dated May 7, 1976, and that the escrow account in connection with the beforementioned deed of trust is transferred to the Grantee.

SUBJECT TO the limitations shown on the plan of record in Book 4885, page 79, R.O.D.C, to the 1977 property taxes, and the right of flow of a creek through and across the rear of said property.

This is ~~unimproved~~ improved property, known as 1527-1529 Graybar Lane, Nashville, Tennessee 37215
(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 my hand this 2nd day of February, 19 77

Jack L. Watkins

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STATE OF TENNESSEE
Davidson County

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Jack L. Watkins

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 2nd day of February 19 77.

Commission expires 5-29-77

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

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WARRANTY DEED

FROM

JACK L. WATKINS, unmarried

TO

W. W. WATKINS, INC.

IDENTIFICATION REFERENCE

FEB 3 12 34 PM '77

REGISTER
DAVIDSON COUNTY, TENN.

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

FEB-3[illegible]	CONV	56,309.54			
FEB-3[illegible]	S'TAX		B*	146.38	
FEB-3[illegible]	PR'FEE		B*	.50	
FEB-3[illegible]	W'DEED		B*	4.00	* 150.88