THIS INSTRUMENT PREPARED BY:
Paul Holbrook, Attorney
1202 Nashville Bank & Trst Bldg.
Nashville, Tennessee 37201

BOOK 5117 PAGE 117

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Odell Gipson & Joe E. Perryman	Odell Gipson	
(NAME) 523 Monica Avenue	(NAME) 523 Monica Avenue	61-10
(STREET ADDRESS OR ROUTE NUMBER) Goodlettsville, Tenn. 37072	(STREET ADDRESS) Goodlettsville, Tenn. 37072	4½ pw
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

Mail

FOR AND IN CONSIDERATION of the sum of - - - - - - - - - - TEN - - - - - - - - - -
- ($10.00) - - - - - - *Dollars,*

cash in hand paid by the hereinafter Odell Gipson and Joe A. Merryman, and other good and valuable considerations, the receipt of which is hereby acknowledged,

We, Jessie W. Watts and wife, Lonnie J. Watts

have this day bargained and sold, and do hereby transfer and convey unto the said Odell Gipson and Joe A. Merryman

their *(successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:*

Being Lot No. 192 on the Map of Maplewood Heights Second Subdivision, as of record in Book 547, pages 103 and 104, Register's Office for said County.

Said Lot No. 192 fronts 60 feet on the easterly side of Hutson Avenue and runs back between parallel lines with the southerly margin of Virginia Avenue 250 feet to a dead line.

Being part of the same property conveyed to Jessie W. Watts and wife, Lonnie J. Watts by deed from Rebecca Anderson and David Daniel Watts, Jr. of record in Book 4763, page 132, said Register's Office.

Sanitary Sewers and/or Storm Drainage Easement of record in Book 4754, page 571, said Register's Office.

FEB22	CONV	*2,000.00			
FEB22	S'TAX		B*	5.20	
FEB22	PR'FEE		B*	.50	
FEB22	W'DEED		B*	4.00	* 9.70

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 2,000.00

Subscribed and sworn to before me, this the 7th day of February 1977.

Affiant Odell Gipson

My commission expires: May 7, 1977. (Affix Seal)

Notary Public Paul Holbrook

This is unimproved (X) improved ( ) property, known as Lot No. 192 (House Number) Hutson Avenue (Street) Nashville P. O. Address: (City or Town)

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said Odell Gipson and Joe A. Merryman their *(successors), heirs and assigns forever.* We *covenant that* we are *lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.*

Purchasers assume taxes for year 1977.

We *further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to said real estate to said* Odell Gipson and Joe A. Merryman, their *(successors), heirs and assigns, against the lawful claims of all persons.*

Witness our hands *this* 7 *day of* Feburary, 19 77, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Jessie W Watts

Lonnie J. Watts

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Jessie W. Watts and wife, Lonnie J. Watts the within named bargainorS, 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 17 day of Feburary, 1977.

Commission expires 11-15-77 Notary Public

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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.....

WARRANTY DEED

FROM
Jessie W. Watts, et ux

TO
Odell Gipson and
Joe A. Merryman

D 90293

IDENTIF. REFERENCE

FEB 22 12 38 PM '77

FELIX ... REGISTER
DAVIDSON COUNTY, TENN.

Compliments of

Chicago Title Insurance Company
First Floor — First American Center
Box 28
Phone 255-4631
NASHVILLE, TENNESSEE 37238