FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF ~~DAVIDSON~~ } Robertson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $22,500.00

J. T. Murphree
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11th. DAY OF March 1977.

Margaret L. Clotfelter
Notary Public

MY COMMISSION EXPIRES: 9-27-78

(AFFIX SEAL)

BOOK 5126 PAGE 733

THIS INSTRUMENT WAS PREPARED BY
J. T. Murphree 504 Ewing Avenue Nashville, Tenn.
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
J. T. Murphree et ux (NAME)	Guaranty Mortgage Company (NAME)	Map 60-5
504 Ewing Avenue (STREET ADDRESS OR ROUTE NUMBER)	First American Center (STREET ADDRESS)	Par 8
Nashville, Tenn. 37203 (CITY) (STATE) (P. O. ZIP)	Nashville, Tennessee 372 (CITY) (STATE) (ZIP)	13DA27060

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, Howard S. Watts, Jr., and wife, Sandra K. Watts

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO J. T. Murphree and wife, Winifred Murphree

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:

Land in Davidson County, Tennessee, being Lot No. 62 on the Plan of Aldrich Heights, Section # 3, as of record in Book 2663, page 49, Register's Office for said County.

Said Lot No. 62 fronts 90.0 feet on the southerly margin of Cornish Drive and extends back between parallel lines 154.1 feet on the easterly line and 366.5 feet on the westerly line to a rear line, on which it measures 238.0 feet.

Being the same property conveyed to Howard S. Watts, Jr., and wife, Sandra K. Watts, by deed from Ralph Hamilton and wife, Shirley S. Hamilton, as of record in Book 4752, page 60, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to a note secured by a deed of trust executed by Ralph Hamilton and wife, Shirley S. Hamilton, to Lucian Dale, Trustee, securing L. H. Craig and Oliver H. Dale, in the original principal sum of $13,600.00, bearing interest at the rate of 8% per annum, payable in monthly installments of $113.76 each for a period of 240 months (20 years)commencing April 10, 1973, of record in Book 4692, page 449, Register's Office for Davidson County, Tennessee.

There remains an unpaid balance on a note payable to Guaranty Mortgage Company secured by a deed of trust of record in Book 2868, page 331, Register's Office for Davidson County, Tennessee, which note is encompassed within the above described mortgage payable to L. H. Craig and Oliver H. Dale, which note is not assumed by purchasers and is and remains the responsibility of L. H Craig and Oliver H. Dale to pay in accordance with the terms thereof and the above described note payable to them is subordinated to and requires that they pay the balance due to Guaranty Mortgage Company.

This is unimproved ( ) improved (X) property, known as 446 (House Number) Cornish Drive (Street) (P. O. Address) Nashville, Tenn. 37207 (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 hands this 11th. day of March, 1977

Howard S. Watts, Jr.

Sandra K. Watts

STATE OF TENNESSEE
~~Davidson~~ County
Robertson

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Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named Howard S. Watts, Jr. and Sandra K. Watts

the bargainor, 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 Springfield, Tennessee, this 11th day of March 19 77

Commission expires 9-27-77

Margaret S Clark
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

WARRANTY DEED

FROM
Howard S. Watts, Jr., et ux

TO
J. T. Murphree et ux

D 94871

IDENTIF. REFERENCE

MAR 22 10 23 AM '77

REGISTER
DAVIDSON CO., TENN.

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

MAR22	CONV	22,500.00			
MAR22	S'TAX		B*	58.50	
MAR22	PR'FEE		B*	.50	
MAR22	W'DEED		B*	4.00	* 63.00