BOOK 5173 PAGE 73

THIS INSTRUMENT WAS PREPARED BY:
GAIL P. PIGG, ATTORNEY
FOURTH AVE., NORTH
NASHVILLE, TENNESSEE 37219

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Richard W. Pickering and wife, Karen H. Pickering	First Federal Savings & Loan Association	160-3
(NAME) 5216 Regent Drive	(NAME) 236 Fourth Avenue, North	#39
(STREET ADDRESS OR ROUTE NUMBER) Nashville, Tennessee	(STREET ADDRESS) Nashville, TN 37219	6DU-33270
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00)---------- *Dollars,*

and other good and valuable consideration, the receipt of which is hereby acknowledged, we, the undersigned

LEROY WATTS and wife, LOIS C. WATTS

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

RICHARD W. PICKERING and wife, KAREN H. PICKERING their *(successors), heirs and assigns,*

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

Land in Davidson County, Tennessee, being Lot No. 283 on the Plan of Haileywood Estates, Section VIII, as of record in Book 2854, page 19, Register's Office for said County.

Said Lot No. 283 fronts 100 feet on the north side of Regent Drive and runs back 255.5 feet on the west line and 249.3 feet on the east line, to a dead line in the rear on which it measures 72.2 feet said dead line is a broken line.

Being the same property conveyed to Leroy Watts and wife, Lois C. Watts, by deed from Edward H. Ellis and wife, Nancy Wright Ellis of record in Book 4141, page 193, Register's Office for Davidson County, Tennessee.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $47,500.00

Subscribed and sworn to before me, this the 15th day of July, 19 77

Affiant Karen H. Pickering

My commission expires 5/6/80 (Affix Seal)

Notary Public Patricia A. Burgess

This is improved ( ) unimproved (X) property, known as 5216 Regent Drive (House Number) (Street) 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

RICHARD W. PICKERING and wife, KAREN H. PICKERING 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.* except for 1977 taxes; restrictions in BK.2862,p.364 plan of record in BK.2854,p.19.

We *further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to said real estate to said* RICHARD W. PICKERING and wife, KAREN H. PICKERING their

(successors), heirs and assigns, against the lawful claims of all persons.

Witness our hands *this* 15th *day of* July, 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.*

Leroy Watts
Leroy Watts

Lois C. Watts
Lois C. Watts

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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Patricia A. Burgess, a Notary Public in and for said County and State, Leroy Watts and wife, Lois C. Watts

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 Nashville, Tennessee, this 15th day of July, 19 77.

Patricia A. Burgess Notary Public

Commission expires 5/6/80

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.....

JUL 19 77	CONV	47,500.00			
JUL 19 77	S'TAX		B*	123.50	
JUL 19 77	RE'FEE		B*	.50	
JUL 19 77	M'DEED		B*	4.00	* 128.00

WARRANTY DEED

FROM

Leroy Watts et ux

TO

Richard W. Pickering et ux

E15299
E15299

IDENTIF. REFERENCE

JUL 19 3 16 PM '77

REGISTER
DAVIDSON COUNTY, TENN.

Compliments of

Chicago Title Insurance Company
First Floor — First American Center

Phone 255-4631
NASHVILLE, TENNESSEE 37238