BOOK 5173 PAGE 876

FORM NO. WD-1

PREPARED BY:
A. DRADEN FLOYD, JR. ATTY.
303 WHITE BRIDGE ROAD
NASHVILLE, TN 37209

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 20,000.

Sammie Leland Watson
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21 DAY OF July, 19 77

Notary Public

MY COMMISSION EXPIRES: My Commission Expires May 2, 1979

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Sammie Leland Watson et ux	Same	103 - 3
(NAME) 4903 Dakota, Ave.,	(NAME) "	123
(STREET ADDRESS OR ROUTE NUMBER) Nashville, Tenn.	(STREET ADDRESS) "	
(CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	

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, Irene Hampton, Edith C. William, Mary Ella Spicer and James Leo Baker, the heirs at law of Lena Baker Jones

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Sammie Leland Watson and wife, Nella S. Watson

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 the west 5 feet on Lot No. 802, all of Lot No. 804 and the east 5 feet of Lot No. 806, of Block 37, on the Map of Charlotte Park Company's First Addition, of record in Book 57, page 103, Register's Office for Davidson County, Tennessee.

Said parts of Lots Nos. 802, 806 and all of 804 front together 60 feet on the south side of Dakota Avenue, formerly 4th Street, and run back between parallel lines 150 feet to an alley.

Being the same property conveyed to Lena Baker Jones by deed from Lawrence T. Lynch and wife, Anna Lynch of record in Book 4253, page 419, Register's Office for Davidson County, Tennessee. The said Lena Baker Jones having since died on May 4, 1977, in Davidson County, Tennessee, having died intestate and being survived by the Grantors herein. The spouse's of the married heirs join in the execution of this instrument to convey whatever right, title and interest they might have in the herein described property.

This is improved (XX) unimproved ( ) property, known as 4903 Dakota Avenue (House Number) (Street) Nashville, Tennessee 37209 (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 our hand s this 21 day of July, 19 77

James Leo Baker Edith C Williams

Decima A. Baker Mary Ella Spicer

Irene Hampton

STATE OF TENNESSEE
Davidson County

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named James Leo Baker, Decima A. Baker, Edith C. Williams Mary Ella Spicer and Irene Hampton

the 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 _____, Tennessee, this _____ day of _____ 19__

My Commission Expires Nov. 2, 1977
Commission expires _____

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 HEIRS OF LENA BAKER JONES

TO SAMMIE LELAND WATSON, ET UX

E 15705

IDENTIF. REFERENCE

JUL 21 12 57 PM '77

REGISTER
DAVIDSON COUNTY, TENN.

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

JUL 21 77	CONV	20,000.00			
JUL 21 77	S'TAX		B*	52.00	
JUL 21 77	PR'FEE		B*	.50	
JUL 21 77	W'DEED		B*	4.00	* 56.50