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77-7-66
FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 39000.00

Ethel Y. Ragin Ellison
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th DAY OF July, 19 77.

Notary Public

MY COMMISSION EXPIRES: 12-3-79

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
FOLEY & WEISS, Attorneys, 908 Fidelity Federal Bldg., Nashville, TN 37219
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Ethel Y. Ragin Ellison (NAME)	Home Federal Savings & Loan Assn. (NAME)	50-14-197
3250 Spears Road (STREET ADDRESS OR ROUTE NUMBER)	230 4th Avenue North (STREET ADDRESS)	12DZ-30460
Nashville, TN (CITY) (STATE) (P. O. ZIP)	Nashville, TN 37219 (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, CLIFFORD E. WATKINS and wife, SALLY F. WATKINS,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Ethel Y. Ragin Ellison

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. 290 on the Plan of Parkwood Estates, Section 2, of record in Book 3300, page 5, Register's Office for Davidson County, Tennessee, described as follows:

BEGINNING at the easterly margin of Cynthia Lane at the corner of Lots Nos. 289 and 290; thence with said lane northwardly 74.16 feet to a concrete monument at the beginning of a curve; thence around said curve southeastwardly 39.27 feet to a monument in the southerly margin of Spears Road; thence eastwardly with said road 110.14 feet to the corner of Lots Nos. 290 and 291; thence with the line between said lots 110.8 feet to the corner of Lots Nos. 289 and 290; thence with the line between said lots westwardly 113.8 feet to the point of beginning.

BEING the same property conveyed to Clifford E. Watkins and wife, Sally F. Watkins, by deed from Thomas P. Smith and wife, Gwen M. Smith, of record in Book 4667, page 401, said Register's Office.

This conveyance is subject to restrictive covenants of record in Book 3249, page 345, Register's Office for Davidson County, Tennessee; easements and setback lines as set forth on the above plan of record; and taxes for the current year which have been prorated and assumed by the Grantees herein.

As part of the above consideration, the Grantee(s) herein, assume and agree to pay the unpaid balance owing on a certain note, executed by the Grantor(s) herein to Home Federal Savings & Loan Association in the original principal amount of $28,200.00, of record in Book 4667, page 406, said Register's Office.

This is unimproved ( ) improved (X) property, known as 3250 Spears Road, Nashville, TN
(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 our hand S this 25th day of July, 19 77

CLIFFORD E. WATKINS

Sally F. Watkins
SALLY F. WATKINS

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Clifford E. Watkins and Sally F. Watkins,

the 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 25th day of July 19 77

Commission expires 11-5-79

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

E 16354

FILE IN BOX 4

WARRANTY DEED

FROM

CLIFFORD E. WATKINS and wife,

SALLY F. WATKINS

TO

ETHEL YOUNG ELLISON

IDENTIF. REFERENCE

JUL 26 9 01 AM '77

FELIX ... REGISTER
DAVIDSON COUNTY, TENN.

JUL 26 77	CONV	39,000.00			
JUL 26 77	S'TAX		B*	101.40	
JUL 26 77	PR'FEE		B*	.50	
JUL 26 77	W'DEED		B*	4.00	* 105.90

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.