...ument Prepared By:
...ER PRINT

...ole, Kelley, Herbert & Crawford
...d Floor, L & C Tower
...ville, Tennessee 37219

BOOK 5189 PAGE 248

WARRANTY DEED

REAU E. FOLK, JR. FORM

MAP-PARCEL NUMBER(S)	NAME AND ADDRESS OF NEW OWNER(S)	SEND TAX BILLS TO
To be assigned	Mail Mr/Mrs Randall K. Watts 61 Lyle Ave	Same
FIELD BOOK NUMBER(S)	STREET ADDRESS OF SUBJECT PROPERTY (IF IMPROVED) Nash. Ave	LOAN OR ACCOUNT NO.
		PROPERTY IS ☐ IMPROVED ☒ UNIMPROVED

EACH BOOK AND PAGE NUMBER REFERRED TO HEREIN, UNLESS OTHERWISE DESIGNATED, IS IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

For and in consideration of the sum of TEN DOLLARS ($10.00) cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged; we,

AUG29	CONV	* 500.00			
AUG29	S'TAX		B*	1.30	
AUG29	PR'FEE		B*	.50	
AUG29	W'DEED		B*	4.00	* 5.80

CLARETTA P. CRESON (NOW CRUMP) AND HUSBAND, HOWARD ENLOE CRUMP,

hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto RANDALL K. WATTS AND WIFE, SUSAN LYNN WATTS,

hereinafter called the Grantee, his heirs, successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being a part of Lot No. 27 on the Plan of Sharpe Park as of record in Book 2330, page 105, Registers' Office for Davidson County, Tennessee.

Said part of Lot No. 27 fronts 60 feet on Lyle Avenue and runs back between parallel lines 16 feet on the easterly line and 71 feet on the westerly line to a deadline on which it measures 80 feet, more or less.

Being a part of the same property conveyed to Claude C. Creson, Jr. and wife, Claretta P. Creson (now Crump) by deed from Brentwood Homes, Inc. as of record in Book 2651, page 231, Register's Office for Davidson County, Tennessee, the said Claude C. Creson, Jr. having since died, June 30, 1973.

It is the intent of this instrument to convey to Grantee all of Grantors remaining land after the conveyance to the State of Tennessee of record in Book _____, page _____, Register's Office for Davidson County, Tennessee.

This conveyance is being made subject to all restrictive covenants, zoning requirements and setback lines, if any. This instrument prepared by David Herbert on information furnished by the parties herein.

The said Howard Enloe Crump joins in this conveyance to convey any right, title or interest he may have in and to the subject property.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging, to the Grantee, his heirs, successors and assigns, forever.

And the Grantor covenants with the Grantee that he is lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered, except for taxes for the year 1977 which are assumed by Grantees herein.

The Grantor further covenants and binds himself, his heirs, successors and representatives to warrant and defend the title to the said land to the Grantee, his heirs, successors and assigns against the lawful claims of all persons.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

In witness whereof, the Grantor has hereunto set his hand (if a corporation, has caused its name to be signed hereto by its duly authorized officers) on this, the 26th day of August, 1977.

Claretta P. Creson Crump
CLARETTA P. CRESON (NOW CRUMP)

Howard Enloe Crump
HOWARD ENLOE CRUMP

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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Before me, Daisy B. Herbert, a Notary Public in and for the State and County aforesaid, personally appeared the within named Claretta P. Creson (now Crump) and husband, Howard Enloe Crump

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 Nashville, Tennessee, this, the 26th day of August, 1977.

My commission expires: 1-27-81

Notary Public

DAISY B. HERBERT NOTARY PUBLIC DAVIDSON

STATE OF _____
COUNTY OF _____

Before me, _____, a Notary Public in and for the State and County aforesaid, personally appeared the within named _____

the bargainor(s), with whom I am personally acquainted, and who acknowledged that _____ executed the within instrument for the purposes therein contained.

Witness my hand and official seal at _____, this, the _____ day of _____, 19____.

My commission expires: _____ Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Randall K. Watts
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th DAY OF August 19 77

MY COMMISSION EXPIRES _____ (AFFIX SEAL) Notary Public

E 22885

IDENTIF. REFERENCE

AUG 29 10 05 AM '77

FELIX ... REGISTER
DAVIDSON COUNTY, TENN.

WARRANTY DEED

FROM

CLARETTA P. CRESON (NOW CRUMP)
AND HUSBAND, HOWARD ENLOE CRUMP

TO

RANDALL K. WATTS AND WIFE,
SUSAN LYNN WATTS

Please Return to:
ORTALE, KELLEY, HERBERT & CRAWFORD
14th Floor, 3rd National Bank Bldg.
Nashville, Tennessee 37219

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, _____, a Notary Public in and for the State and County aforesaid, personally appeared _____ and _____, with whom I am personally acquainted, and who upon oath acknowledged _____ to be the _____ and _____, respectively, of _____, a corporation, the bargainor, and that _____, as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the said corporation by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at _____, Tennessee, this, the _____ day of _____ ____, 19____.

My commission expires: _____ Notary Public