This instrument prepared by
James R. Wyatt, Atty
First American Center
Nash. Tn.

BOOK 5204 PAGE 835

# WARRANTY DEED

| ADDRESS NEW OWNER (S) AS FOLLOWS | SEND TAX BILLS TO | MAP PARCEL NUMBERS |
|---|---|---|
| Mary Catherine Hicks, Trustee | Mary C. Hicks | Map 147-12 |
| (NAME) 2228 Old Hickory Blvd | (NAME) 2228 Old Hickory Blvd | Parcel 72 |
| (STREET ADDRESS OR ROUTE NUMBER) Nashville, Tenn 37215 | (STREET ADDRESS) Nashville, Tenn 37215 | |
| (CITY) (P. O. ZONE) (STATE) | (CITY) (ZONE) (STATE) | |

*FOR AND IN CONSIDERATION of the sum of* Ten and no/100----------

----------($10.00)---------- *Dollars,*

cash in hand paid by Mary Catherine Hicks, Trustee and other good and valuable considerations accepted as cash, the receipt of all of which is hereby acknowledged,

We, Jack N. Watts and wife, Ollie N. Watts,

*have this day bargained and sold, and do hereby transfer and convey unto the said* Mary Catherine Hicks, Trustee,

her *(successors), heirs and assigns,*

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

Land in the 6th Civil District of Davidson County, Tennessee, and being all of Lot 1 in Union 76 Subdivision in the City of Nashville, as shown on plat of record in Book 4300, page 42, Register's Office for said County, and described as follows: Beginning at a point in the westerly margin of Nolensville Road, said point being 178.37 feet south of the southerly margin of Northcrest Drive; thence along the westerly margin of Nolensville Road with a curve to the right (Radius 1814.37') 68.30 feet to a concrete monument; thence along a line common to Lot No. 1 and Hick's property, south 67 deg. 58' 00" west 256.35 feet to a concrete monument located in the easterly line of Shelby J. Engle's property; thence along said line north 19 deg. 24' 00" west 61.50 feet to an iron pin; thence along a line common to Lots Nos. 1, 2 and 3, north 66 deg. 25' 28" east 254.92 feet to the point of beginning.

Being the same property conveyed to Jack N. Watts and wife, Ollie N. Watts, by deed from Ed Turrentine and wife, Ethelyne Turrentine, of record in Book 4502, page 614, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to an easement for a slope, an easement for removal of existing pipe and installing new pipe, of record in Book 4169, page 130; an easement for public utilities and drainage, easement for 54" pipe, a building setback line and conditions of owner's certificate, as shown on plan of record in Book 4300, page 42; and restrictive cove nants of record in Book 4496, page 844, 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 $ 34000.00

Subscribed and sworn to before me, this the 3rd day of October, 19 77

Affiant

My commission expires 4-21-80
(Affix Seal)

Notary Public

This is unimproved ( ) improved ( ) property, known as (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* Mary Catherine Hicks, Trustee, her *(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.*

We *further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to said real estate to said* Mary Catherine Hicks, Trustee, her *(successors), heirs and assigns, against the lawful claims of all persons.*

*Witness* our *hand* s *this* 3rd *day of* October, 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.*

Jack N. Watts
Ollie N. Watts

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

*Personally appeared before me,* Mary Ensley, *a Notary Public in and for said County and State,* Jack N. Watts and wife, Ollie N. 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* 3rd *day of* October, *19* 77.

*Commission expires* 4/21/80 Mary Ensley *Notary Public*

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* .....

PLEASE RETURN TO
[illegible]
232996

**WARRANTY DEED**

FROM

Jack N. Watts, et ux

TO

Mary Catherine Hicks, Trustee

[illegible]-37 CONV 34,000.00
[illegible]-37 S'TAX B* 88.40
[illegible]-37 PR'TEE B* .50
[illegible]-37 M'DEED * 4.00 * 92.90

E 29224

IDENTIF. REFERENCE

Oct 3 3 25 PM '77

REGISTER
DAVIDSON COUNTY

Compliments of
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