In

MAP PARCEL NO.

72-13-71

Send Tax Bills To: David C. Watkins, Jr.
2427 Inga Street
Nashville, TN
Zip: 37206

BOOK 5211 PAGE 110

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of SIX THOUSAND, ONE HUNDRED ($6,100.00) DOLLARS, cash in hand paid, the receipt of which is hereby acknowledged, WE, CLARENCE PERRY, HUBERT PERRY, CLAUDEAN JACKSON, KAREN ELAINE PERRY AND SHEILA PERRY, have this day bargained and sold and by these presents do hereby transfer and convey unto DAVID C. WATKINS, JR. AND WIFE, KAREN Y. WATKINS, as tenants by the entirety, their heirs and assigns, the following described lot or parcel of land situated in Davidson County, Tennessee, as follows:

BEING Lot No. 94 on the plat of Trevecca Subdivision of Renraw of record in Book 421, Pages 72 and 73, Register's Office of Davidson County, Tennessee.

Said Lot No. 94 fronts 50 feet on the northerly margin of McClurkan Avenue and runs back between parallel lines 155 feet to a 15-foot alley.

BEING the same land conveyed by Thomas M. Black, Trustee, to Clarence Perry, Hubert Perry, Claudean Jackson, Karen Elaine Perry and Sheila Perry by deed dated December 29, 1976, and of record in Book 5157, Page 826, in the Register's Office of Davidson County, Tennessee.

TO HAVE AND TO HOLD the above described lot or parcel of land, together with all of the improvements thereon and the appurtenances thereunto belonging, unto the said DAVID C. WATKINS, JR. AND WIFE, KAREN Y. WATKINS, as tenants by the entirety, their heirs and assigns, in fee simple forever.

This instrument was prepared by
HARSH, KELLY & HARSH
GALLATIN TENNESSEE

WE COVENANT with said GRANTEES that we are lawfully seized and possessed of said lot or parcel of land, that we have a good right to convey the same, and that the same is unencumbered, EXCEPT for applicable Zoning and Building Regulations and 1977 real estate taxes, which are to be pro-rated and payment made by the said David C. Watkins, Jr.

WE FURTHER COVENANT with said GRANTEES and bind ourselves, our heirs and legal representatives, to warrant and forever defend the title to said lot or parcel of land unto the said DAVID C. WATKINS, JR. AND WIFE, KAREN Y. WATKINS, as tenants by the entirety, their heirs and assigns, against the lawful claims of all persons whomsoever, EXCEPT as hereinabove set forht.

GRANTEES will be given full possession of said premises upon delivery of this deed.

E. 3. 1. 6. 5. 1.

IDENTIF. REFERENCE

Oct 18 11 29 AM '77

FELIX Z. MANSCO II REGISTER
DAVIDSON COUNTY, TENN.

WITNESS our hands this 2nd day of September, 1977.

Clarence Perry

Clarence Perry

Hubert E. Perry

Hubert Perry

Claudean Jackson

Claudean Jackson

Karen E. Perry

Karen Elaine Perry

Sheila Perry

Sheila Perry

STATE OF TENNESSEE
COUNTY OF SUMNER

PERSONALLY appeared before me, the undersigned, a Notary Public in and for said County and State, the within named CLARENCE PERRY, HUBERT PERRY, CLAUDEAN JACKSON, three of the bargainors, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

WITNESS my hand and official seal at Gallatin, Tennessee, this 30th day of September, 1977.

Carroll Carr

NOTARY PUBLIC AT LARGE FOR STATE OF TENNESSEE

My commission expires: Oct 15, 1980

BOOK 5211 PAGE 112

STATE OF TEXAS
COUNTY OF ~~BEXAR~~ Hays

PERSONALLY appeared before me, the undersigned, a Notary Public in and for said County and State, the within named KAREN ELAINE PERRY AND SHEILA PERRY, two of 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 San Antonio, Texas, this 14 day of September, 1977.

Dixie L. Dromgoole
NOTARY PUBLIC in and for Hays County, Texas

My commission expires: June 1, 1979

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STATE OF TENNESSEE
DAVIDSON COUNTY

I, or we, hereby swear or affirm that the actual consideration for this transfer or value of the proeprty transferred, whichever is greater is $ 6,100.00 , which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

David C. Watkins, Jr.

Subscribed and sworn to before me, this the 30th day of September, 1977.

Carroll Cain
NOTARY PUBLIC AT LARGE FOR STATE OF TENNESSEE

My commission expires: Oct 15, 1980

CARROLL CAIN NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

OCT 18 CONV *6,100.00
OCT 18 S'TAX 15.8
TITLE INSURANCE .50
RECORDED 6.0 * 22.36