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WARRANTY DEED

DOUGLAS FOLK BRACE FORM

MAP-PARCEL NUMBER(S)	NAME AND ADDRESS OF NEW OWNER(S)	SEND TAX BILLS TO ATTENTION
106-16-64	G. MILLER WATKINS & BROWNIE APPLETON WATKINS 1056 MURFREESBORO RD NASHVILLE TN 37217	New Owner 23rd Floor L&C Tower NASHVILLE, TENNESSEE 37219
FIELD BOOK NUMBER(S) 2DA-58965	STREET ADDRESS OF SUBJECT PROPERTY (IF IMPROVED)	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) and other good and valuable consideration, the receipt of which is hereby acknowledged, JAMES B. LEE

DEC22?? CONV *?,500.00
DEC22?? S'TAX B* 6.50
DEC22?? PR'FEE B* .50
DEC22?? W'DEED B* 4.00 * 11.00

hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto G. MILLER WATKINS and wife, BROWNIE APPLETON WATKINS

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:

Reserve parcel on the Plan of Glenview Commercial Development as of record in Book 5050 PAGE 108, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

BEING part of the same property conveyed to JAMES B. LEE by deed from David Faircloth and wife, Katherine Juanita Faircloth, of record in Book 4537, Page 881, said Register's Office and by divorce decree number 71485 of the 4th Circuit Court for Davidson County, Tennessee of record in Book 4866, Page 778 and Book 4873, Page 896, Register's Office Davidson County, Tennessee.

Included in this conveyance are slope easements on both sides of the Reserve Parcel being conveyed herein, shown on and described according to the Plan of Glenview Commercial Development, mentioned above. The slope easement shall revert to Vendor upon Vendor's construction, at his cost, of a masonry retaining wall along said slope easements. The retaining wall must be designed and approved by a licensed engineer to provide adequate support and control erosion of the adjoining Reserve Parcel. If there is a portion of the slope easement still existing between the Reserve Parcel and the retaining wall, then Purchaser shall have the right to maintain a fence and plant trees and shrubs on that portion. Said retaining walls, once constructed, will be maintained at the expense of the Grantor, his heirs and assigns. (*SEE REVERSE SIDE).

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.

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 September 1977.

JAMES B. LEE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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Before me, Iola C. Watkins, a Notary Public in and for the State and County aforesaid, personally appeared the within named JAMES B. LEE

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

Witness my hand and official seal at Nashville (Davidson County), Tennessee, this, the 26th day of September, 19 77.

Iola C. Watkins
Notary Public

My commission expires: May 3, 1981

NOTARY PUBLIC DAVIDSON COUNTY TENN.

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

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TENN.
DEC 22 12 56 PM '77

IDENTIF. REFERENCE

E 43089

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

$2,500 — X G. Miller Watkins
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th DAY OF December, 1977

MY COMMISSION EXPIRES: 4-23-78 (AFFIX SEAL)

Notary Public

NOTARY PUBLIC DAVIDSON COUNTY

23rd Fl. 4 & C Tower

WARRANTY DEED

FROM
JAMES B. LEE

TO
G. MILLER WATKINS and wife,
BROWNIE APPLETON WATKINS

*In the event of any future construction or excavation of the area adjoining the margin of the slope easements, Grantor agrees to comply with Section 7 of an Agreement entered into between Grantor and Grantee dated the 26th day of September, 1977, with respect to adequately supporting and controlling erosion of said slope easements.

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