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WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Robert P. Watson and wife, Amelia S. Watson (NAME:)	Fidelity Federal Savings & Loan Association (NAME:)	102-16-70
6102 Elizabethan Drive (STREET ADDRESS OR ROUTE NUMBER)	401 Union Street (STREET ADDRESS)	
Nashville, Tenn. 37205 (CITY) (P. O. ZONE) (STATE)	Nashville, Tennessee 37219 (CITY) (ZONE) (STATE)	

For and in Consideration of the sum of TEN AND NO/100---------- ----------($10.00)----------*DOLLARS*

cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, and the agreement by Grantees to assume the present indebtedness evidenced by a Deed of Trust of record in Book 4948, page 449, Register's Office for Davidson County, Tennessee,

JAN-3RD	CONV	90,000.00			
JAN-3RD	S'TAX		B*	234.00	
JAN-3RD	PR'FEE		B*	.50	
JAN-3RD	W'DEED		B*	6.00	* 240.50

we, Wilburn Gerald Ezell and wife, Alona Finney Ezell

have bargained and sold, and by these presents do transfer and convey unto the said Robert P. Watson and wife, Amelia S. Watson, 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. 140 on the Plan of Hillwood Estates, Section 8, of record in Book 2133, page 123, Register's Office for said County.

SAID Lot No. 140 fronts 200 feet on the westerly side of Elizabethan Drive and extends back between lines 250 feet on the northerly line and 345 feet on the southerly line to a line in the rear on which it measures 222.6 feet.

BEING the same property conveyed to Wilburn Gerald Ezell and wife, Alona Finney Ezell by deed from J. Clyde Alley, Jr., and wife, Delores S. Alley of record in Book 3926, page 348, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the following encumbrances:
(1) 1978 taxes, to be prorated and assumed by Grantees.
(2) The Plan of record in Book 2133, page 123, said Register's Office, shows an owner's certificate, a 100-foot minimum building setback line from Elizabethan Drive, and a 10-foot easement for public utility purposes along the northerly and rear lines of said lot.
(3) An easement for sanitary sewers and/or storm drainage granted to Metropolitan Government of record in Book 4311, page 272, said Register's Office.

(CONTINUED)

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $90,000.00

Subscribed and sworn to before me, this the 3rd day of January, 19 78

My commission expires: My Commission Expires August 15, 1979 (Affix Seal)

Notary Public

J. CRAWFORD
REGISTER
DAVIDSON COUNTY

(4) Agreement as set out in deed from H. G. Hill Realty Company to Alexander & Company, Inc., dated November 18, 1958, filed December 4, 1958, and recorded in Book 2857, page 255, Register's Office for Davidson County, Tennessee, as follows: "It is understood and agreed that the grantee shall consult with Davidson County Highway Department before the installation of any driveway, culvert, or other structure within the dedicated roadway, and such placement or construction shall be done in accordance with the rules and regulations of said Highway Department."

(5) Assumption by Grantees of the present indebtedness as noted above.

This is ( ) unimproved (X) improved property, known as 6102 Elizabethan Drive, Nashville, Tennessee 37205
(House Number) (Street) P. O. Address: (City or Town)

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Robert P. Watson and wife, Amelia S. Watson, their ..... *heirs and assigns, forever.*

And we *do covenant with the said* Robert P. Watson and wife, Amelia S. Watson *that* they *lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered.* except as noted above.

And we, Wilburn Gerald Ezell and wife, Alona Finney Ezell *do further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to the said land to the said* Robert P. Watson and wife, Amelia S. Watson, their *heirs and assigns against the lawful claims of all persons whomsoever.*

Witness our hands this 3rd day of January, 19 78, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Wilburn Gerald Ezell

Alona Finney Ezell

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STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, George V. Crawford, Jr. a Notary Public in and for said County and State, the within named Wilburn Gerald Ezell and wife, Alona Finney Ezell

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 3rd day of Jan, 1978.

Geo V. Crawford, Notary Public

Commission Expires My Commission Expires August 15, 1979

STATE OF
COUNTY OF

Personally appeared before me, ..., a Notary Public in and for said County and State, the within named.....

the bargainor....., 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..... day of....., 19.....

.....Notary Public.

Commission Expires.....

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.....

IDENTIF. REFERENCE
FELIX Z. HAISLIP CLERK AND MASTER DAVIDSON COUNTY, TENN.
JAN 3 3 55 PM '78

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