This instrument prepared by:
John W. Kelley, Attorney
23rd Flr. L & C Tower, Nashville, TN.

WARRANTY DEED

REAU E. FOLK, JR. FORM

MAP-PARCEL NUMBER(S)	NAME AND ADDRESS OF NEW OWNER(S)	SEND TAX BILLS TO
161-10-7	Mr/Mrs Clyde Watkins	Baker Mortgage Company 2840 Northeast Expressway, N.E. Atlanta, Georgia 30345
FIELD BOOK NUMBER(S)	STREET ADDRESS OF SUBJECT PROPERTY (IF IMPROVED)	LOAN OR ACCOUNT NO. 5787
6DU-74078	626 Huntington Parkway	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 considerations, the receipt of which is hereby acknowledged, and in further consideration of the assumption of, and agreement by the grantees herein to pay the principal balance now due, plus future interest, on a certain note dated September 30, 1976, in the original principal sum of $36,000.00, payable to Baker Mortgage Corporation, in monthly installments as set out in said note, with interest as set forth therein, and being secured by a deed of trust executed by Frances J. Aaron, Jr., and wife, to Frank W. Clark and C. R. Carnes, Trustees, as of record in Book 5074, page 365,

FRANCIS J. AARON, JR., and wife, PRISCILLA AARON

hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto CLYDE E. WATKINS and wife, IOLA C. 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:

Being Lot No. 65 on the Plan of Huntington Park, Section One, as of record in Book 4175, page 10.

Said Lot No. 65 fronts 74 feet on the northerly margin of Huntington Parkway and extends back 150 feet on the easterly line and 150 feet on the westerly line, to a dead line in the rear, measuring 74 feet thereon.

Being the same property conveyed to Francis J. Aaron, Jr., and wife, Priscilla Aaron, by deed from John R. Hawkins (also known as Jon R. Hawkins) and wife, Joyce L. Hawkins, as of record in Book 5074, page 363.

This conveyance is made subject to restrictions of record in Book 4225, page 778.

JAN-[illegible]	CONV	39,241.27			
JAN-[illegible]	S'TAX		B*	101.92	
JAN-[illegible]	PR'FEE		B*	.50	
JAN-[illegible]	W'DEED		B*	4.00	* 106.42

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 as shown above

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 30 day of December, 1977.

Francis J. Aaron, Jr.

Priscilla Aaron

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BOOK 5240 PAGE 164

Before me, Douglas A. Brace, a Notary Public in and for the State and County aforesaid, personally appeared the within named Francis J. Aaron, Jr., and wife, Priscilla Aaron 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 30 day of December, 1977.

Douglas A. Brace Notary Public Davidson County

Notary Public

My commission expires: 4/23/78

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

$ 39,241.27 X Amount

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30 DAY OF December 1977

MY COMMISSION EXPIRES: 4/23/78 (AFFIX SEAL) Notary Public

Douglas A. Brace Notary Public Davidson County

WARRANTY DEED

FROM

FRANCIS J. AARON, JR., AND WIFE

TO

CLYDE E. WATKINS AND WIFE

E 44692

IDENTIF. REFERENCE

JAN 4 3 13 PM '78

FELIX Z. [illegible] REGISTER DAVIDSON [illegible]

Please Return to:
ORTALE, KELLEY, HERBERT & CRAWFORD
23rd Floor, Life & Casualty Tower
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