Prepared by Thos. E. Watts Atty
622 J.C. Bradford Bldg

WARRANTY DEED

BOOK 5257 PAGE 491

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Thomas E. Watts, Jr.	Same	116-13
(NAME)	(NAME)	
1108 J.C. Bradford Bldg.		130
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, TN 37219		
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of Ten dollars and other good and valuable consideration, receipt of which is hereby acknowledged XXXX

HAMPTON T. DAVIS and wife BONNIE B. DAVIS

have this day bargained and sold, and do hereby transfer and convey unto the said

THOMAS E. WATTS, JR. Trustee

his *(successors), heirs and assigns,*

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

LAND in Davidson County, Tennessee being Lots 38-43 inclusive, in Block 2, on the plan of the Courts of Belle Meade, a plan of which is of record in Book 547, page 141, Register's Office for said County.

SAID Lots 38-43 inclusive in Block 2, fronts together 180 feet on the westerly side of Lincoln Court and run back between parallel lines 145 feet to a dead line, Lot 43 running back with the southerly margin of Leake Avenue.

BEING the same property conveyed to Hampton T. Davis by deed from Elizabeth T. Beard of record in Book 4982, page 331, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to a first mortgage Deed of Trust to First Federal Savings & Loan of Nashville, of record in Book 4996, page 930, Register's Office for Davidson County, Tennessee and to a second mortgage deed of trust to John E. Sloan, Jr., Trustee, of record in Book 5052, page 304, said Register's Office, to secure a loan by First (over)

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 34,000 cc

Subscribed and sworn to before me, this the 28th day of February 19 78

Affiant Thomas E. Watts Jr.

My commission expires: (Affix Seal)

Notary Public E. Barnes Dep. Reg.

This is unimproved ( ) improved (X) property, known as corner of Lincoln Court and Leake Avenue (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

Thomas E. Watts, Jr.

his

(successors), heirs and assigns forever. we do *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.* except as hereinabove noted.

We *further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to said real estate to said* Thomas E. Watts, Jr. Trustee

his

(successors), heirs and assigns, against the lawful claims of all persons.

Witness our *hand* S *this* 16th *day of* February, 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.*

Hampton T. Davis

Bonnie B. Davis

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Helen Greene, *a Notary Public in and for said County and State,* HAMPTON T. DAVIS and wife BONNIE B. DAVIS

the within named 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 Nashville *Tennessee, this* 14 *day of* February, *19*78.

Helen Greene *Notary Public*

Commission expires Feb-11-1980

NOTARY PUBLIC DAVIDSON CO. TENN.

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 .....

Tennessee National Bank in the original principal amount of $25,000, payable on demand. The parties understand and agree that a default in payment on either of said mortgages may be considered a default in payment on this obligation and give rise to all the rights provided herein, and that the holder hereof may make advances to keep such mortgages current and add said advances to the balance of the note secured hereby.

FEB28 78	CONV	34,000.00			
FEB28 78	S'TAX		B*	88.40	
FEB28 78	PR'FEE		B*	.50	
FEB28 78	W'DEED		B*	4.00	* 92.90

WARRANTY DEED

FROM Hampton T. Davis et ux

TO Thomas E. Watts, Jr.

E 52560

IDENTIF. REFERENCE

FEB 28 2 49 PM '78

FELIX Z. WILSON JR REGISTER
DAVIDSON COUNTY, TENN.

Compliments of

Chicago Title Insurance Company
First Floor — First American Center
Phone 255-4631
NASHVILLE, TENNESSEE 37238