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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $33,451.44

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7th DAY OF March, 1978

Notary Public

MY COMMISSION EXPIRES: 10-6-81

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Larry L. Westbrook, Attorney (NAME) P. O. Box 15324, Nashville, Tennessee 37215 (ADDRESS)

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Charles E. Madden, et ux (NAME)	Security Federal Savings & Loan (NAME)	119-3-70
140 Dodge Drive (STREET ADDRESS OR ROUTE NUMBER)	P. O. Box 15917 (STREET ADDRESS)	6DA-9680
Nashville, Tennessee 37211 (CITY) (STATE) (P. O. ZIP)	Nashville, Tennessee 37215 (CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, James Wesley Watts and wife, Hazel Johnson Watts

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Charles E. Madden and wife, Mary Madden

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS: TO-WIT:

TRACT NO. 1 - Land in Davidson County, Tennessee, being Lot No. 74 on the Map of Mertie Milwee Plan, of record in Book 2331, page 117, Register's Office for said County.

Said Lot fronts 70 feet on the easterly side of Dodge Drive and runs back between lines, 220 feet on the northerly line and 219.9 feet on the southerly line to a dead line on which it measures 70 feet.

Being the same property conveyed to James Wesley Watts and wife, Hazel Johnson Watts, by deed from Landon Durward Burton and wife, Dimple Virginia Burton, of record in Book 3797, page 355, Register's Office for Davidson County, Tennessee.

It is understood and agreed that part of the consideration for the transfer of this property is the agreement of the grantees to assume the unpaid balance of a note secured by a first mortgage deed of trust of record in Book 5127, page 407, Register's Office for Davidson County, Tennessee, and also that the escrow account in connection with the aforesaid Deed of Trust is hereby transferred to said grantees.

TRACT NO. 2 - Land in the 6th Civil District, Davidson County, Tennessee. Beginning at an iron pin in boundary line and being north east corner of Lot 74 Mertie Milwee Subdivision as of record in Book 2331, page 117, thence N 63° 46' E 162.60 feet to an iron pin; thence S 20° 21' 34" E 70.37 feet to an iron pin; thence S 63° 46' W 155.38 feet to an iron pin being south east corner of Lot 74; thence N 26° 15' W 70.0 feet to the point of beginning, containing .255 acres.

The above tract being part of Reserved Tract "A" Mertie Milwee Subdivision, Section Two as of record in Book 3842, page 113, Register's Office for Davidson County, Tennessee.

The above tract to be known as Lot 74A.

Being the same property conveyed to James W. Watts and wife, Hazel Marie Watts by deed from Andrew Ewing, Trustee, of record in Book 4160, page 489, Register's Office for said County.

James Wesley Watts and James W. Watts being one and the same person. Hazel Johnson Watts and Hazel Marie Watts being one and the same person.

This is { } unimproved { X } improved property, known as 140 Dodge Drive, (House Number) (Street) Nashville, Tennessee 37211 (P. O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this 7th day of March, 1978

James Wesley Watts

Hazel Johnson Watts

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named James Wesley Watts and Hazel Johnson Watts

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 7th day of March 1978

Commission expires July 11, 1981

Notary Public

STATE OF TENNESSEE
Davidson County

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon (their several oaths) (his oath) (themselves) (himself) acknowledged to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that (he) (they) as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____, 19__.

My commission expires _____

Notary Public

WARRANTY DEED

FROM

James Wesley Watts, et ux

TO

Charles E. Madden, et ux

E 54321

IDENTIF. REFERENCE

MAR 13 9 22 AM '78

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Compliments of
Chicago Title Insurance Company
First Floor — First American Center

Phone 255-4631
NASHVILLE, TENNESSEE 37205

MAR 13 78	CONV	33,451.44				
MAR 13 78	S'TAX		B*	87.10		
MAR 13 78	PR'FEE		B*	.50		
MAR 13 78	W'DEED		B*	4.00	*	91.60