WARRANTY DEED

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ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
DOROTHY MAY WILLIAMS	Same	To be assigned.
(NAME) 2012 Benjamin Ave	(NAME)	
(STREET ADDRESS OR ROUTE NUMBER) Nashville Tn.	(STREET ADDRESS)	
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of Nineteen Thousand and No/100 Dollars

Cash in hand paid by DOROTHY MAY WILLIAMS, the receipt of which is ~~XXXX~~, hereby acknowledged, I, JON W. WATKINS, Executor under the Will of BRUCE R. WATKINS, deceased

have this day bargained and sold, and do hereby transfer and convey unto the said DOROTHY MAY WILLIAMS, her

~~XXXXX~~ *successors, heirs and assigns,*

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

Being the westerly half of Lot No. 1 on the Map of Sneed and Hamilton's Re-subdivision of Lots Nos. 2, 3, 7, 8, 9, 10, 15, 16, 17 and 18 in the First Subdivision of Brownsville, as of record in Book 161, page 149, Register's Office for said County.

Said part of Lot No. 1 fronts 50 feet on the southerly side of Locke Street and runs back between parallel lines 150 feet to an alley.

Being the same property conveyed to Bruce R. Watkins and wife, Nellie Mai Watkins, now deceased, by Ernest W. Vaughn and wife, Thelma Thomas Vaughn, of record in Book 2144, page 495, Register's Office for Davidson County, Tennessee.

This deed is made subject to 1978 property taxes (which have been prorated and are assumed by the grantee) and to such restrictions as are of record.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 19,000.00

Subscribed and sworn to before me, this the 17th day of March 1978

Affiant

My commission expires [illegible] (Affix Seal)

Notary Public

BURGETT NOTARY PUBLIC DAVIDSON COUNTY TENNESSEE

This is unimproved ( ) improved (X) property, known as 2012 Benjamin Avenue, Nashville, Tennessee
(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 DOROTHY MAY WILLIAMS her

~~XXXXXX~~ *successors,*

heirs and assigns forever. I *covenant that* I am *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 herein stated.

I *further covenant and bind* myself, my *heirs and representatives, to warrant and forever defend the title to said real estate to said* DOROTHY MAY WILLIAMS, her

~~XXXXXX~~ *successors, heirs and assigns, against the lawful claims of all persons,* except as herein stated.

Witness my *hand this* 17th *day of* March, 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.*

Jon W. Watkins executor

*I convey, covenant and warrant in my capacity as Executor under the Will of BRUCE R. WATKINS, deceased, of record in the Probate Court of Davidson County, Tennessee, and not individually or otherwise.

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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Personally appeared before me, Lee Ellen Bryant, a Notary Public in and for said County and State, JON W. WATKINS

the within named bargainor, 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, Tennessee, this 17th day of March, 1978.

Lee Ellen Bryant Notary Public

Commission expires My Commission Expires Oct. 18, 1981

LEE ELLEN BRYANT NOTARY PUBLIC DAVIDSON COUNTY

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.....

WARRANTY DEED

FROM

JON W. WATKINS, EXECUTOR
TO
DOROTHY MAY WILLIAMS

MAR 27 78 CONV 19,000.00
MAR 27 78 S'TAX B* 49.40
MAR 27 78 PR'FEE B* .50
MAR 27 78 W'DEED B* 4.00 * 53.90

Prepared by:
John Clauer
1st American Center
Nashville, Tn.

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IDENTIF. REFERENCE

Compliments of

MAR 27 3 56 PM '78

FELIX Z. WILSON JR. REGISTER
DAVIDSON COUNTY, TENN.

Chicago Title Insurance Company
American Trust Bldg.—S. W. Corner
Third & Union
Phone 256-2656
NASHVILLE, TENNESSEE