ADDRESS NEW OWNER AND SEND TAX BILLS TO:
John H. Watts, Jr.
833 Watts Lane
Nashville, TN 37209

MAP-PARCEL NUMBER
91.1
129-12

THIS INSTRUMENT PREPARED BY:
O. B. Hofstetter, Jr., Attorney
Home Federal Tower, 8th Floor
230 Fourth Avenue, North
Nashville, TN 37219

Mail

DEED OF GIFT

FOR AND IN CONSIDERATION of the sum of Ten and 00/100 (10.00) Dollars, cash in hand to me paid, the receipt of which is hereby acknowledged, and the love and affection I have for my nephew, John H. Watts, Jr., I, FANNIE J. FRANCIS, reserving to myself an estate therein for and during my natural life, have bargained and sold, and by these presents do transfer and convey unto the said JOHN H. WATTS, JR., the Grantee herein, his heirs and assigns, a remainder interest in the following tract or parcel of land in Davidson County, Tennessee, described as follows:

> Being in the 7th, formerly the 11th, Civil District of Davidson County, Tennessee, described partly according to a survey made by Ralph W. C. Lambert, Surveyor, June 6, 1953, as follows:
>
> Beginning on the westerly margin of State Highway No. 100 at a point south 35° west 189 feet from the southeast corner of the property conveyed to Joe Bendal Lawrence and wife, by deed from P. M. Chaffin and wife, of record in Book 2145, page 295, Register's Office for said County; thence with said Highway south 35° west 50 feet to an iron pin; thence south 55° west 89 feet to an iron pin on the easterly margin of the right-of-way of the N. C. & St. L. Railroad; thence with same, north 28° 48' east 50.3 feet; thence southeastwardly 95 feet, more or less, to the beginning.
>
> Being the same property conveyed to C. E. Francis and wife, Fannie J. Francis, by deed of record in Book 4684, page 963, Register's Office for said County; the said C. E. Francis having since died.
>
> Said property is subject to easements of record in Book 4684, page 965, said Register's Office.

TO HAVE AND TO HOLD the remainder interest in said tracts or parcels of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, his heirs and assigns, forever.

JUN-2[illegible]	CONV	30,100.00				
JUN-2[illegible]	S'TAX		3*	78.2[illegible]		
JUN-2[illegible]	PR'FEE		3*	.50		
JUN-2[illegible]	W'DEED		3*	4.00	*	82.76

And I do covenant with the said Grantee that I am lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered. And I do further covenant and bind myself, my heirs and representatives to warrant and forever defend the title to said remainder interest in said parcel of land to the said Grantee, his heirs and assigns against the lawful claims of all persons, whomsoever.

WITNESS my hand this 1st day of June, 1978.

Fannie J. Francis

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Eunice Miller, a Notary Public in and for said County and State, the within named Fannie J. Francis, the bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 1st day of June, 1978.

Eunice Miller
Notary Public

My commission expires:

NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer or value of property whichever is greater is $30,100.00. This is equal to or greater than the property would bring at a fair and voluntary sale.

Fannie J. Francis

Subscribed and sworn to before me, this 1st day of June, 1978.

Eunice Miller
Notary Public

My commission expires:

NOTARY PUBLIC DAVIDSON COUNTY

IDENTIF. REFERENCE

JUN 2 10 39 AM '78

FELIX ... REGISTER DAVIDSON COUNTY, TENN.

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