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

MAP-PARCEL NUMBERS
116-1
Part 6

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 Dollars ($10.00), 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, having 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 Lot No. 110 on the Plan of Hillwood Estates, Section 7, as of record in Book 2133, Page 90, Register's Office for said County.

Said Lot No. 110 fronts 225 feet on the northwesterly side of West Hillwood Drive and extends back 300 feet on the northeasterly line and 300 feet on the southwesterly line to a dead line, measuring 139.6 feet thereon. This tract is improved and known as 6122 Hickory Valley Road, Nashville, Tennessee.

Being the same property conveyed to C. E. Francis and wife, Fannie J. Francis, by deed from Winfred H. Lancaster, et ux, of record in Book 3612, Page 365, said Register's Office, the said C. E. Francis having since died.

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

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:
6-14-81

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer or value of property whichever is greater, is $ 40,600.00.

Fannie J. Francis

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

Eunice Miller
Notary Public

My commission expires:
6-14-81

IDENTIF. REFERENCE
JUN 2 10 40 AM '78
FELIX A. ... REGISTER
DAVIDSON ... TENN.

E 68736

JUN-2 78	CONV	40,600.00			
JUN-2 78 S'TAX			B*	105.56	
JUN-2 78 PR'FEE			B*	.50	
JUN-2 78	W'DEED		B*	4.00	* 110.06