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

Map 103-1
Par 145 2x

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

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 LOU JACKSON 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 three tracts or parcels of land in Davidson County, Tennessee, described as follows:

TRACT 1:
Being Tract No. 1 on the Map of Subdivision of Jackson Place on Charlotte Pike, said Tract No. 1 beginning at a point in the center of the Charlotte Pike at the Southwest corner of the tract of land of 2.46 acres conveyed to W. G. Jackson by deed as of record in Book 388, page 809, Register's Office for said County; said beginning point being where the line of present fence extended intersects the center line of said Pike, then running from said beginning point South 53° and 55' East, and with said fence, 331 feet to a point in the westerly line of Tract No. 2; thence South 4° and 30' East, with the Westerly line of Tract No. 2, 426 feet to a stake at the end of a stone wall; thence with said wall North 66° 34' West 582 feet to a point in the center of the Charlotte Pike, thence with the center line of said Pike Northeastwardly 464 feet to the point of beginning, containing 4.25 acres, more or less.

There is included in this description and excluded therefrom a right of way 30 feet wide along the Northerly side of said Tract No. 1 so long as same is used as a passage way by the owners or lessees of any of the seven tracts, and when ceased to be used for this purpose, same to revert to the owner of said Tract No. 1.

Being the same property conveyed to Fannie J. Francis and husband, C. E. Francis, by deed of record in Book 895, page 123, Register's Office for said County; the said C. E. Francis having died on September 29, 1975, in Davidson County, Tennessee.

Tract 2:
Land in the 8th, formerly 12th, Civil District of Davidson County, Tennessee, being all of that portion of the property of John W. Napier conveyed to him by Curtis B. Haley, as of record in Book

667, page 129, said Register's Office, lying between the southerly margin of the new Charlotte Pike and the center line of the old Charlotte Pike and opposite the Southwesterly corner of Tract No. 1 as described in the deed to Mrs. Fannie J. Francis and husband, C. E. Francis, as recorded in Book 895, page 123, said Register's Office, which tract according to survey of Clark Akers, Surveyor, is more particularly described as follows:

BEGINNING at the southwest corner of Tract No. 1 on the Map of the Re-subdivision of Jackson Place on the Charlotte Pike which Southwest corner is in the center line of the Old Charlotte Pike at the intersection of the southerly line of Lot No. 1 which southerly line runs north 66° 34' West 582 feet from a stake at the end of a stone wall as shown on the description of Lot No. 1 in the deed above referred to, to the center line of the old Charlotte Pike, continuing thence North 66° 34' West approximately 35 feet to the southerly right-of-way line of the new Charlotte Pike which is 35 feet southerly from and parallel to the center line of the new Charlotte Pike and which point of intersection is opposite Station 379 - 75 in said center line, thence along the Southerly right-of-way line North 37° 10' East 222 feet to the center line of the old Charlotte Pike; thence with center line of the old Charlotte Pike in a Southerly direction approximately 220 feet to the beginning and containing 1/8th of an acre, more or less.

Being the same property conveyed to C. E. Francis and wife, Fannie J. Francis, by deed of record in Book 954, page 579, Register's Office for said County; the said C. E. Francis having died on September 29, 1975, in Davidson County, Tennessee.

Tract 3:
Land in the Eighth Civil District of Davidson County, Tennessee, being Lot No. 1 on the Plan of Horton Heights Section I, as of record in Book 2133, page 28, Register's Office in said County, more particularly described as follows:

Said Lot No. 1 fronts 107.3 feet on the southerly margin of an access road adjoining and lying immediately to the south of Charlotte Pike, and extends back between lines, 348.6 feet on the westerly side and 378.4 feet on the easterly side, to a dead line in the rear on which it measures 209 feet.

Restrictions of record in Book 2135, page 118, and easements of record in Book 2133, page 28, Register's Office for said County.

Being the same property conveyed to C. E. Francis, et ux, Fannie J. Francis, by deed of record in Book 2604, page 373, said Register's Office; the said C. E. Francis having died on September 29, 1975, in Davidson County, Tennessee.

TO HAVE AND TO HOLD the remainder interest in said tracts or parcels of land, with the sppurtenances, 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 parcels of land to the said Grantee, his heirs and assigns against the lawful claims of all persons, whomsoever.

Witness my hand this 1st June, 1978.

Fannie Lou Jackson Francis
Fannie Lou Jackson Francis

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Lucie Miller, a Notary Public in and for said County and State, the within named Fannie Lou Jackson 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.

Lucie Miller
Notary Public

My commission expires:
8-8-81

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The Actual consideration for this transfer or value of property whichever is greater, is $ 140,000 This is equal to or greater than the property would bring at a fair and voluntary sale.

Fannie Lou Jackson Francis

My commission expires:
10-18-81

JUN 2 10 41 AM '78
IDENTIF. REFERENCE
FELIX A. ... REGISTER
DAVIDSON ... TENN.

E 68737

JUN-2 78	CONV	90,000.00	140,000.00		
JUN-2 78	CONV	50,000.00			
JUN-2 78	S'TAX		B*	364.00	
JUN-2 78	PR'FEE		B*	.50	
JUN-2 78	W'DEED		B*	6.00	* 370.50