SEND TAX BILLS TO:
Howard L. Watts
Box #321B - Route #1
Cottontown, Tennessee 37048

MAP-PARCEL NUMBERS

85W-01415 91-16-888
85W-5975 103-4-478

THIS INSTRUMENT PREPARED BY:
O. B. Hofstetter, Jr., Attorney
Home Federal Tower, 8th Floor
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 Howard L. Watts, 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 HOWARD L. WATTS, the Grantee herein, his heirs and assigns, a remainder interest in the following tracts or parcels of land in Davidson County, Tennessee, described as follows:

TRACT I:
Being the westerly 50 feet of the easterly 100 feet of Lot No. 23 on the Plan of West End Annex, as of record in Book 332, page 61, Register's Office for said County.

Said part of said Lot No. 23 fronts 50 feet on the southerly side of Colorado Avenue, formerly 9th Street, and runs back between parallel lines 164.4 feet to an alley.

Being the same property conveyed to C. E. Francis and wife, Fannie J. Francis, by deed of record in Book 3870, page 166, Register's Office for said County; the said C. E. Francis having since died.

TRACT II:
Being Lot No. 210 and the westerly 12-1/2 feet of Lot No. 208 of Block No. 11 on the Map of Charlotte Park Company's First Addition, as of record in Book 57, page 103, Register's Office for said County.

Said Lot No. 210 and the westerly part of Lot No. 208 front together 62-1/2 feet on the southerly side of Dakota, formerly Fourth Avenue, and run back between parallel lines 150 feet to an alley.

Being the same property conveyed to Fannie J. Francis by deed of record in Book 2246, page 307, 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.

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 day of June, 1978.

Fannie J. Francis

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, J. H. Watts, Jr., 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.

Notary Public

My commission expires: 10-18-81

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer or value of property whichever is greater, is $29400.00.

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

Notary Public

My commission expires: 10-18-81

IDENTIFICATION REFERENCE
FILED
JUN 2 10 42 AM '78
REGISTER
DAVIDSON COUNTY, TENN.

E 68738

JUN-2 78	CONV	29,400.00				
JUN-2 78 S'TAX			B*	76.44		
JUN-2 78 PR'FEE			B*	.50		
JUN-2 78	W'DEED		B*	4.00	*	80.94