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

MAP-PARCEL NUMBERS
93-8
Par 41 Jol

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, 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 two tracts or parcels of land in Davidson County, Tennessee, described as follows:

TRACT I:
Being Lot No. 45 on the Map of Haynie's Central Park Addition, as of record in Book 161, Page 116, Register's Office for said County.

Said Lot No. 45 fronts 60 feet on the westerly side of South 11th Street, and runs back between parallel lines, with the southerly margin of Glenview Drive, formerly Greenwood Street, 150 feet to an alley.

Being the same property conveyed to C. E. Francis and wife, Fannie J. Francis, by deed of record in Book 2644, Page 487, said Register's Office; the said C. E. Francis having since died.

TRACT II:
Being Lot No. 36 in Geo. I. Waddey's Subdivision of Westwood, as of record in Book 332, Page 99, Register's Office for Davidson County, Tennessee.

Said Lot No. 36 fronts 50 feet on the westerly side of Westwood Drive, formerly 7th Avenue South, and runs back between parallel lines 170 feet to an alley.

Being the same property conveyed to C. E. Francis and wife, Fannie J. Francis, by deed for Herman M. Chaffin, et ux, of record in Book 4032, Page 656, Register's Office for said County.

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:
12-1-81

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer or value of property whichever is greater is $ 28,600 .

Fannie J. Francis

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

Eunice Miller
Notary Public
My commission expires:
[illegible]

IDENTIFICATION REFERENCE
FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TENN.
JUN 2 10 42 AM '78

E 68739

JUN-2 78	CONV	28,600.00			
JUN-2 78 S'TAX			B*	74.36	
JUN-2 78 PR'FEE			B*	.50	
JUN-2 78	W'DEED		B*	4.00	* 78.86