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

MAP-PARCEL NUMBER
91 14 184
-
08DA-36315

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

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 tract or parcel of land in Davidson County, Tennessee, described as follows:

> Part of Lot or Block 14 on the Map of the C. C. Vernon Farm, as of record in Book No. 161, Page 164, Register's Office for said County.
>
> BEGINNING at the southwest corner of the Charlotte Pike or Avenue and Orlando Avenue; thence with the southerly margin of Charlotte Pike or Avenue, westerly 50 feet; thence southerly parallel with said Orlando Avenue, 159 feet to the northerly margin of an alley; thence with said alley, easterly 50 feet to the westerly margin of Orlando Avenue; thence with the westerly margin of Orlando Avenue, 159 feet to the beginning.
>
> Being the same property conveyed to C. E. Francis and wife, Fannie J. Francis, by deed from Robbie W. Foster and A. L. Foster (both unmarried) of record in Book 936, Page 284, Register's Office for said County; 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

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:

10-18-81

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer or value of property whichever is greater, is $ 30,625.

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

Eunice Miller
Notary Public

My commission expires:

DEC 18 81

IDENTIFICATION

JUN 2 10 43 AM '78

E 6874 0

JUN-2 78	CONV	30,625.00				
JUN-2 78 S'TAX			B*	79.56		
JUN-2 78 PR'FEE			B*	.50		
JUN-2 78	W'DEED		B*	4.00	*	84.06