BOOK 5294 PAGE 665

FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $

$ 46,000.00 Carey M. Allen
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2ND DAY OF JUNE 19 78

J. Doyle Falconer
Notary Public

MY COMMISSION EXPIRES: 1-18-82
(AFFIX SEAL)

NOTARY PUBLIC AT LARGE

THIS INSTRUMENT WAS PREPARED BY
WILKINS, ADAMS & WEEMS, ATTYS.
401 Union Street, Nashville, Tennessee 37219

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Carey M. Allen (NAME)	Engel Mortgage Company, Inc. (NAME)	MAP 42-3
914 North Graycroft Avenue (STREET ADDRESS OR ROUTE NUMBER)	P.O. BOX 847 (STREET ADDRESS)	PARCEL 55
Madison, TN 37115 (CITY) (STATE) (P. O. ZIP)	Birmingham, Al 35201 (CITY) (STATE) (ZIP)	11D35615

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, ~~WE~~, I, Anna Milbrey Watts (a widow)

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Carey M. Allen et ux Ann M. Allen

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS: TO-WIT:

Land in Davidson, County, Tennessee, being Lot No. 107 on the Plan of Primrose Acres of record in Book 2663, Page 107, Register's Office for said County.

Said Lot No. 107 fronts 185 feet on the southeasterly margin of Graycroft Avenue and extends back 145.0 feet on the northeasterly line and 294.0 feet on the southwesterly line to a dead line in the rear, measuring 235.0 feet thereon.

Being the same property vested in Anna Milbrey Watts as Surviving Tenant by the Entirety of the Tenancy by the Entirety created by that certain deed to J. M. Watts and wife, Anna Milbrey Watts, from Charles Dennis Patterson and wife, Inez G. Patterson by deed of record in Book 3942, *

THIS conveyance is subject to any and all existing easements of record.

*Page 750, Register's Office for Davidson County, Tennessee.

This is ~~unimproved ( )~~ improved (XX) property, known as 914 North Graycroft Avenue (House Number) (Street) Madison, TN 37115 (P. O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this 2ND day of JUNE, 19 78

Anna Milbrey Watts

Anna Milbrey Watts

STATE OF TENNESSEE
Davidson County

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Anna Milbrey Watts

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 Goodlettsville, Tennessee, this 2ND day of JUNE 19 78

Commission expires 1-18-82

Notary Public

STATE OF TENNESSEE
Davidson County

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon (his oath / their several oaths) acknowledged (himself / themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that (he / they) as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said _____ as such _____, and attesting the same by the said _____ as such _____

Witness my hand and official seal at office at _____ on this the _____ day of _____, 19____

My commission expires _____

Notary Public

WARRANTY DEED

FROM
Anna Milbrey Watts

TO
Carey M. Allen

E 69379

IDENTIF. REFERENCE

JUN 6 11 19 AM '78

FELIX Z. WILSON III REGISTER
DAVIDSON COUNTY, TENN.

JUN-6 78	CONV	46,000.00			
JUN-6 78	S'TAX		B*	119.60	
JUN-6 78	PR'FEE		B*	.50	
JUN-6 78	W'DEED		B*	4.00	* 124.10

row 1 box 8 pn

WILKINS, ADAMS & WEEMS, ATTORNEYS
401 Union Street
1100 Fidelity Federal Building
Nashville, Tennessee 37219