BOOK 5322 PAGE 481

Form No. WD-6

This Form furnished by Attorneys Title Company, Inc.

FROM

Mildred E. Watkins

AND

Donald Arkovitz

TO Donald Arkovitz

TO Charles Edward Watkins, Jr.

QUITCLAIM DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Charles Edward Watkins, Jr. (NAME)	Home Federal Savings & Loan Assn. (NAME)	Map 148-8
4519 Artelia Drive (STREET ADDRESS OR ROUTE NUMBER)	230 - 4th Avenue North (STREET ADDRESS)	Parcel 23
Antioch, Tennessee 37013 (CITY) (STATE) (P. O. ZIP)	Nashville, Tennessee 37219 (CITY) (STATE) (ZIP)	

THIS INSTRUMENT WAS PREPARED BY

DONALD ARKOVITZ
ATTORNEY AT LAW
332 WHITE BRIDGE ROAD
NASHVILLE, TENN. 37209

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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

$ None Charles Edward Watkins
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5 DAY OF August, 1978

Marcelina L. Cahill
Notary Public

MY COMMISSION EXPIRES: Dec. 11th 1979
(AFFIX SEAL)

FOR AND IN CONSIDERATION of love and affection (and no monetary consideration) and for the express purpose of making a re-conveyance to create a fee simple

~~We~~ I, Mildred E. Watkins, a widow

by these presents do hereby quitclaim and convey unto Donald Arkovitz, Trustee, his successors and assigns, the following described tract or parcel of land, to wit:

BEING Lot No. 21, on the Plan of Oakwood Terrace, Section I, of record in Plat Book 4460, pages 54 and 55, said Register's Office.

SAID Lot No. 21 fronts 56.75 feet on the westerly margin of Artelia Drive and runs back on the southerly line 161.94 feet, and runs back on the northerly line 177.00 feet to a dead line in the rear which measures 86.38 feet.

BEING the same property conveyed to Mildred E. Watkins, a widow, by deed from Home Service Corporation, as of record in Book 5062, page 98, Register's Office of Davidson County, Tennessee.

THE grantor reserves and hereby dedicates an easement for a common use paved driveway, to run with the land, over the strip of land 7.5' in width along the southerly margin of said Lot 21 and the strip of land 7.5' in width along the northerly margin of Lot 20.

IT is understood and agreed that part of the consideration for the transfer of this property is the agreement of the Grantee to assume the unpaid balance of a note secured by a first mortgage Deed of Trust to Home Federal Savings & Loan Association of record in Book 4795 Page 983, Register's Office for Davidson County, Tennessee.

This is ( ) unimproved (xx) improved property, known as 4519 Artelia Drive, Antioch, Tennessee 37013
(House Number) (Street) P. O. Address: (City or Town) (Postal Zone)

Said property is conveyed subject to such limitations, restrictions, and encumbrances as may affect the premises.

And now, I, the said Donald Arkovitz, Trustee, for the express purpose of carrying out the intent of this conveyance, as above set out, do hereby quitclaim and convey unto Charles Edward Watkins, Jr.

his heirs and assigns, the same property hereinabove described and set forth, to which reference is here made, and said property is conveyed subject to the same limitations, restrictions and encumbrances as may affect the premises, as above set forth.

IN WITNESS WHEREOF we have hereunto set our hands on this the 8th day of August, 19 78.

x Mrs. Mildred E. Watkins

Donald Arkovitz Trustee.

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

AUG-8 78 MISC B* 4.00 * 4.00

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named, Mildred E. Watkins, a widow, the Bargainors, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 8th day of August, 19 78

Marceline L Caldwell Notary Public.

My commission expires: Dec 4, 1979

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Donald Arkovitz, Trustee, the bargainor, with whom I am personally acquainted, and who acknowledged that he, as Trustee, executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 8th day of August, 19 78

Marceline L Caldwell Notary Public.

My commission expires: Dec 4, 1979

E 81665

IDENTIF. REFERENCE

AUG 8 3 30 PM '78

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.