| ADDRESS NEW OWNER(S) AS FOLLOWS | SEND TAX BILLS TO | MAP-PARCEL NUMBERS: |
|---|---|---|
| Claude A. Watson, etux | Realty Mortgage Company | 150-1 |
| (NAME) | (NAME) | |
| 2805 Mossdale Drive | 2200 Century Parkway,N.E. | 195 |
| (STREET ADDRESS OR ROUTE NUMBER) | (STREET ADDRESS) | BOOK 5377 PAGE 877 |
| Nashville, Tennessee 37217 | Atlanta, Georgia 30345 | |
| (CITY) (STATE) (ZIP CODE) | (CITY) (STATE) (ZIP CODE) | |

## WARRANTY DEED

For and in consideration of the sum of $10.00

---------- Ten & No/100 ---------- DOLLARS

cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, including the assumption of the unpaid balance of a note in the original amount of $30,000.00, secured by a Deed of Trust of record in Book 5155, page 862, Register's Office of Davidson County, Tennessee.

We, John Timothy Reed and wife, Cassandra Reed

have bargained and sold, and by these presents do transfer and convey unto the said Claude A. Watson and wife, Jo Evelyn Watson

the GRANTEES herein, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 161 on the Plan of Edge-O-Lake Estates, Section 8, as of record in Book 3700, page 101, Register's Office for said County.

Said lot fronts 82 feet on the westerly side of Mossdale Drive and extends back 106.46 feet on the northerly line and 110 feet on the southerly line to a dead line which is a broken line and measures 159.15 feet thereon.

The above described property was conveyed to John Timothy Reed and wife, Cassandra Reed by deed from Norman V. Walls and wife, Pauline J. Walls of record in Book 5155, page 860, Register's Office for said County.

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

DEC 21 78 CONV 42,081.05
DEC 21 78 S'TAX B* 109.46
DEC 21 78 PR'FEE B* .50
DEC 21 78 W'DEED B* 4.00 * 113.96

This is improved ( X ) property, known as 2805 Mossdale Drive (House Number) (Street)
unimproved ( )
Nashville, Tennessee
(P. O. Address) (City or Town) (Zip Code)

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.

Whenever 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 our hands this 20th day of December 1978.

x John Timothy Reed
John Timothy Reed

x Cassandra Reed
Cassandra Reed

BOOK 5377 PAGE 878

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 John Timothy Reed and wife, Cassandra Reed

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 this 20th day of December, 1978.

My commission expires 8-26-80 Notary Public

STATE OF TENNESSEE
COUNTY OF _____

Before me, _____, a Notary Public of the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted, and who, upon oath, acknowledged _____ to be _____ and _____ respectively of the _____, the within named bargainor, a corporation, and that _____ as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purpose 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 seal, at office in _____, this _____ day of _____, 19____.

_____ Notary Public

Commission expires _____

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer or value of property (whichever is greater) is $ 42,081.05
This is equal to or greater than the property would bring at a fair and voluntary sale.

x Claude A. Watson

Sworn to and subscribed before me
this 20th day of December, 19 78.

My commission expires 8-26-80 Notary Public

This instrument was prepared by:

DOBSON & JOHNSON, INC. Suite 1800, One Commerce Place Nashville, Tennessee 37239

Name Address

WARRANTY DEED

FROM John Timothy Reed, etux

TO Claude A. Watson, etux

F. 0 6 3 8 0

mail env.

IDENTIF. REFERENCE

DEC 21 3 21 PM '78

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

DOBSON & JOHNSON, INC.
SUITE 1800, ONE COMMERCE PLACE
NASHVILLE, TENNESSEE 37239