BOOK 5396 PAGE 736

SEND TAX BILLS TO:
Howard L. Watts
Box 221B-Route 1
Cottontown, TN 37045

MAP-PARCEL NUMBERS
25W 05600
103- 4 417

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 Howard L. Watts, I, FANNIE J. FRANCIS, have bargained and sold, and by these presents do transfer and convey unto the said HOWARD L. WATTS, the Grantee herein, his heirs and assigns, a certain parcel of real estate in Davidson County, Tennessee, as follows:

> Being the westerly half of Lot No. 41 on the Plan of West End Annex, as of record in Book 332, Page 61, Register's Office for said County.
>
> Said part of Lot No. 41 fronts 50 feet on the northerly side of Colorado Avenue, formerly Ninth Street, and runs back between parallel lines, 162.9 feet to an alley.
>
> Being part of the property conveyed to C. E. Francis and wife, Fannie J. Francis, by deed from J. D. Voss and wife, of record in Book 2037, Page 67, said Register's Office; the said C. E. Francis having since died.
>
> This is improved property known as 4016 Colorado Avenue, Nashville, TN 37209.

To have and to hold the 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, unless otherwise herein set out. And I do further covenant

and bind myself, my heirs and representatives to warrant and forever defend the title to the said land to the said Grantee, his heirs and assigns against the lawful claims of all persons, whomsoever.

WITNESS my hand this 11th day of February, 1979.

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, 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 11th day of February, 1979.

Eunice Miller
Notary Public

My commission expires:

October 18, 1981

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual value of this property is $13,295.00.

Fannie J. Francis

Sworn to and subscribed before me,
this 11th day of February, 1979.

Eunice Miller
Notary Public

My commission expires:

October 18, 1981

FEB 20 2 61 PM '79
REGISTER'S OFFICE
DAVIDSON COUNTY, TENN.

F.I. 48311