1153 [illegible] CHECK

BOOK 5410 PAGE 147

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

MAP-PARCEL NUMBERS
Fulbright 25W 05605
Map-Parcel 103-4 418

THIS INSTRUMENT PREPARED BY:
Mail
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 easterly half of Lot No. 40 on the Plan of West End Annex, as subdivided by Sylvan Park Land Company, as of record in Book 332, Page 61, Register's Office for said County.
>
> Said part of Lot No. 40 fronts 50 feet on the northerly side of Colorado Avenue, formerly 9th Street, and runs back between parallel lines, 162.9 feet to an alley.
>
> Being the same property conveyed to C. E. Francis and wife, Fannie J. Francis, by deed from Rebecca Jackson of record in Book 4196, Page 637, said Register's Office. the said C. E. Francis having since died.
> This is improved property known as 4018 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 personals, whomsoever.

WITNESS my hand this 7th day of March, 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 7th day of March, 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 7th day of March, 1979.

Eunice Miller
Notary Public
My commission expires:
October 18, 1981

IDENTIFICATION REFERENCE
MAR 27 8 38 AM '79
REGISTER
DAVIDSON COUNTY, TENN.

F. 2 0 3 3 7.

OFFICIAL RECEIPT
FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

BOOK 5410 PAGE 149

RECEIVED OF _____

FOR _____

CO - CONVEYANCE	CC - CERTIFIED COPY	MS - MISCELLANEOUS
MO - MORTGAGE	MR - RELEASE	ST - STATE TAX CONVEY.
WD - WARRANTY DEED	UC - UNIFORM COMMERCIAL CODE	ST - STATE TAX MORT.
TD - TRUST & DEED		PF - PROBATE FEES

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			13295.00- CO	
			34.58 CO TX	
			.50 PRFEE	
			4.00 WDEED	
			CHECK	39.08-
1193	03/27/79		BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

F. 203337.

IDENTIF. REFERENCE

MAR 27 8 38 AM '79

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TENN.

No. 672702