BOOK 5425 PAGE 136

# QUITCLAIM DEED

This Form furnished by Attorneys Title Company, Inc.

Form No. WD-2

FROM

JAMES H. WATKINS

TO

NORMA JEAN WATKINS

For draftsman's use

THIS INSTRUMENT PREPARED BY:

David J. Levine
Attorney at Law
1119 Stahlman Building
Nashville, Tennessee 37201

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Norma Jean Watkins (NAME) | Guaranty Mortgage Company (NAME) | 13D47941 |
| 4150 Ames Drive (STREET ADDRESS OR ROUTE NUMBER) | 311 Seventh Avenue, North (STREET ADDRESS) | Map 59-5-73 |
| Nashville, Tennessee 37218 (CITY) (STATE) (P. O. ZIP) | Nashville, Tennessee (CITY) (STATE) (ZIP) | |

(FOR REGISTER'S USE)

IDENTIF. REFERENCE T

APR 23 3 54 PM '79

FELIX Z. WILSON II REGISTER DAVIDSON COUNTY, TENN.

F. 2. 5. 5. 5. 9.

mail SEE ENV

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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

$ -0- James H. Watkins
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9th DAY OF March 1979.

David J. Levine
Notary Public

MY COMMISSION EXPIRES: 2-14-1980

(AFFIX SEAL)

NOTARY PUBLIC DAVIDSON COUNTY, TENN.

For and in Consideration of the sum of ---------- DOLLARS

love and affection and respect which I have for the Grantee herein, and no monetary consideration,

I, JAMES H. WATKINS have bargained and sold, and by these presents do transfer and convey/unto the said all my right, title & interest

NORMA JEAN WATKINS

her 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. 51 on the Plan of Buena Vista Estates, Section 3, as of record in Book 4175, page 139, Register's Office for said County, described as follows:

BEGINNING at a point in the northwesterly margin of Ames Court, corner of Lots 51 and 52; thence with the margin of said Court, southwestwardly 79.91 feet to a monument at the beginning of a curve to the right having a radius of 25 feet; thence around said curve northwestwardly 37.95 feet to a monument in the northeasterly margin of Ames Drive; thence with said Drive northwestwardly 96.81 feet to a point, corner of lots 50 and 51; thence with the line between said lots northeastwardly 145.0 feet to a monument at the common corner of lots 50, 51, and 52; thence with the line between lots Nos. 51 and 52, southeastwardly 152.9 feet to the point of beginning.

Being part of the same property conveyed to James H. Watkins and wife, Norma Jean Watkins, by deed from Imperial Corporation, or record in Book 4487, page 968, Register's Office for Davidson County, Tennessee.

7913 04/23 4:00- CHECK

BOOK 5425 PAGE 137

WD-2

This is unimproved ( ) improved (XX) property, known as 4150 Ames Drive, Nashville, Tennessee 37218
(House Number) (Street) P. O. Address: (City or Town) (Postal Zone)

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said NORMA JEAN WATKINS her heirs and assigns, forever.

And I do covenant with the said NORMA JEAN WATKINS 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.

And I, JAMES H. WATKINS do further covenant and bind myself and my heirs and representatives, to ~~warrant and forever defend the title~~ to the said land to the said NORMA JEAN WATKINS H her heirs and assigns against the lawful claims of all persons whomsoever.

Witness my hand this 9th day of March, 19 79

X James H. Watkins

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, David J. Levine, a Notary Public in and for said County and State, the within named JAMES H. WATKINS

the bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville Tennessee, this 9th day of March, 19 79.

DAVID J. LEVINE NOTARY PUBLIC DAVIDSON CO.

✓ David J. Levine, Notary Public

Commission expires 2-11-1980

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Before me, , a Notary Public of the State and County aforesaid, personally appeared , with whom I am personally acquainted, and who, upon oath, acknowledged self to be of the , the within named bargainor, a corporation, and that he as such , being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by self as .

Witness my hand and seal, at office in , this day of , 19 .

, Notary Public.

Commission expires