BOOK 5598 PAGE 374

mail

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

MAP-PARCEL NUMBERS
FIELD BK 20 W 16077
MAP 82-7 PAR # 53

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, a widow, 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 Lot No. 106 on the Plan of Dr. V. S. Lindsley's Addition to Edgefield, now East Nashville, as of record in Book 57, Page 24, Register's Office for said County.
>
> Said Lot No. 106 fronts 50 feet on the westerly side of Stockell, formerly Van Sinderin, Street, and runs back between parallel lines, with the northerly margin of Hancock, formerly Center, Street, 174-1/4 feet to an alley.
>
> Being the same property conveyed to C. E. Francis and wife, Fannie J. Francies, by deed from Willie Clarence Atkinson, et ux, of record in Book 2333, Page 413, said Register's Office.

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 2nd day of April, 1980.

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 2nd day of April, 1980.

Eunice Miller
Notary Public

My commission expires:

October 18, 1981

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual value of this property is $5,410.00.

Fannie J. Francis
Affiant

Sworn to and subscribed before me, this 2nd day of April, 1980.

Eunice Miller
Notary Public

My commission expires:

October 18, 1981

IDENTIF. REFERENCE

MAY 5 1 42 PM '80

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

F 87989

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 5598 PAGE 376

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			5[illegible]0-	CO
			14.04	CO TX
			.50	PRFEE
			6.00	WDEED
			CHECK	20.54-
			724BA05/05/80 BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

F 87989

IDENTIF. REFERENCE

MAY 5 1 42 PM '80

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

No. 756010