6217 08/15 171.60- CHECK

BOOK 5638 PAGE 474

FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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

$63,500.00 Shirley Nichols
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th DAY OF August 19 80

Dana W. Stark
Notary Public

MY COMMISSION EXPIRES: 7/19/81
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Harold Reeves, Attorney, 311 Plus Park Blvd, Nashville, Tennessee
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Shirley Nichols (NAME)	Same (NAME)	104-11-185
2704 Fairfax Avenue (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	Par. 85
Nashville, Tn. 37212 (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Thomas H. Watts as devisee of the will of Mary M. Watts of record in Will Book 118, page 34, Probate Court of Davidson County, Tennessee, an unmarried man

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Shirley Nichols

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS: TO-WIT:

A Tract of land in the 24th Ward of the City of Nashville, Davidson County, Tennessee, described according to survey made by W. P. Southgate, Surveyor, January 26, 1925, as follows:

BEGINNING at a point on the northerly margin of Jones Avenue 471 feet westerly from the intersection of JonesAvenue and Brown's Lane; thence westwardly along the northerly margin of said Jones Avenue 70 feet to a point 65 feet easterly from the southwest corner of the property conveyed by L. A. Bauman and wife, to Dorothy E. Calhoun by deed recorded in Book 547, page 615, Register's Office for said County, said point being 300 feet westerly from the easterly margin of 28th Avenue South; thence northwardly at right angles to Jones Avenue 167 feet, more or less to the southerly margin of an alley; thence eastwardly with same 70 feet; thence southwardly parallel to westerly line of this lot 167 feet, more or less, to the beginning.

BEING the same property conveyed to Mary M. Watts by deed from R. N. Griffin and wife, Thelma V. Griffin of record in Book 1876, page 118, Register's Office for Davidson County, Tennessee. The said Mary M. Watts having since died and the property devised to Thomas H. Watts in Will Book 118, page 34, Probate Court for Davidson County, Tennessee.

Taxes for 1980 prorated and assumed by Grantee.

unimproved ( )
This is improved (XX) property, known as 2704 Fairfax Nashville, Tn. 37212
(House Number) (Street) (P O Address) (City or Town) (Postal Zip)

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. Wherever 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 my hand this 15th day of August, 1980

Thomas H. Watts Thos H. Watts

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STATE OF TENNESSEE
Davidson County

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Thomas L. Watts

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 15th day of August 1980.

Commission expires 7/19/81

Notary Public

STATE OF TENNESSEE
Davidson County

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon (his oath) (their several oaths) acknowledged (himself) (themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that (he) (they) as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purposes 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 official seal at office at _____ on this the _____ day of _____, 19 ___

My commission expires _____

Notary Public

G 02.906

WARRANTY DEED

FROM
Thomas H. Watts, unmarried

TO
Shirley Nichols

IDENTIF. REFERENCE

AUG 18 10 45 AM '80

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

File Box 24

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

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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
			63500.00- CO	
			165.10 CO TX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK 171.60-	
6217A08/18/60			BAL .00	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

G0.2906

T
IDENTIF. REFERENCE

AUG 18 10 45 AM '80

FELIX Z. WILSON JR REGISTER
DAVIDSON COUNTY, TENN.

No. 774275