BOOK 5643 PAGE 218

MAIL TAX BILLS TO: New Owner
Mrs. Ruth E. Watts
Route 1 - Denning Road
Spring Hill, TN 37174

MAP-PARCEL NUMBERS
92-13
Part 446-447
459-460-61-462 Jr.

THIS INSTRUMENT PREPARED BY:
O. B. Hofstetter, Jr., Attorney
Home Federal Tower
230 Fourth Avenue North
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 Ruth E. Watts, I, FANNIE J. FRANCIS, reserving to myself an estate therein for and during my natural life, have bargained and sold, and by these presents do transfer and convey unto the said RUTH E. WATTS, the Grantee herein, her heirs and assigns, a remainder interest in the following tracts or parcels of land in Davidson County, Tennessee, described as follows:

TRACT I:
Being Lot No. 41 on the map of the Subdivision of the northwest part of the West End Park Land Company's Property, as of record in Book 421, Page 152, Register's Office for said County.

Said Lot No. 41 fronts 76 feet on the easterly side of 37th Avenue North, formerly Pilcher Avenue, and runs back between parallel lines, 330 feet to a dead line.

Being the same property conveyed to C. E. Francis and wife, Fannie J. Francis, by deed from Alice Campbell Pentecost, of record in Book 3885, Page 510, said Register's Office; the said C. E. Francis having since died.

TRACT II:
Being the westerly part of Lot No. 40 on the Map of the Subdivision of the northwest part of the West End Park Land Company property, as of record in Book 421, Page 152, Register's Office for Davidson County, Tennessee.

Said part of Lot No. 40 fronts 66 feet on the easterly side of 37th Avenue North, formerly Pilcher Street, and runs back with the northerly margin of Normandy Place, as shown on plan of Acklen Heights Subdivision, of record in Book 1424, Page 125, said Register's Office, 233.6 feet, more or less, to a point 90 feet west of the westerly line of Lot No. 25 on the Revised Plan of Acklen Heights, as of record in Book 1835, Page 10, said Register's Office, measuring 76 feet, more or less, on said rear line.

Being the same property conveyed to C. E. Francis, et ux, Fannie J. Francis, by deed from Richard Summers, et ux, of record in Book 2486, Page 25, said Register's Office; the said C. E. Francis having since died.

TRACT III:
Being the easterly 90 feet of Lot No. 40 on the Map of the Subdivision of the northwest part of the West End Park Land Company property, as of record in Book 421, Page 152, Register's Office for said County.

Said part of Lot No. 40 fronts 90 feet on the northerly side of Normandy Place, as shown on plan of Acklen Heights Subdivision, of record in Book 1424, Page 125, said Register's Office, and runs back 80 feet on the easterly line with the westerly line of Lot No. 25 on the revised plan of Acklen Heights, as of record in Book 1835, Page 30, said Register's Office, and 76 feet, more or less, on the westerly line to the southerly line of Lot No. 41, measuring 90 feet thereon.

Being the same property conveyed to C. E. Francis and wife, Fannie J. Francis, by deed from Richard Summers and wife, of record in Book 2486, Page 33, said Register's Office; the said C. E. Francis having since died.

To have and to hold the remaining interest in said tracts or parcels of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, her 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. And I do further covenant and bind myself, my heirs and representatives to warrant and forever defend the title to said remainder interest in said parcels of land to the said Grantee, her heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS my hand this 4th day of August, 1980.

Fannie J. Francis

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer or value of property is $ 21,063.00 .

Sworn to and subscribed before me,
this 4th day of August, 1980.

Notary Public
My commission expires:
October 18, 1981

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STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Fannie J. Francis, the bargainor, 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 4th day of August, 1980.

Eunice Miller
Notary Public

My commission expires:

October 18, 1981

G04687

IDENTIF. REFERENCE

AUG 27 3 20 PM '80

FELIX Z. SELLERS REGISTER
DAVIDSON COUNTY, TENN.

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

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RECEIVED OF _____

FOR _____

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
			21063.00-	CO
			54.86	CO TX
			.50	PRFEE
			9.00	WDEED
			CHECK	64.36-
			B454A08/27/80 BAL.	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

G04687

IDENTIF. REFERENCE

Aug 27 3 20 PM '80

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TENN.

No. 776440