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STATE OF TENNESSEE }
COUNTY OF DAVIDSON } BOOK 5974 PAGE 851

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $14,500.00

James R. Watts
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7th DAY OF December, 1982.

Notary Public

MY COMMISSION EXPIRES: January 19, 1986

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
SOUTHEAST TITLE of Tennessee, Inc.
Realtors Building 306 Gay Street Suite 203 Nashville, Tennessee 37201

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
James R. Watts (NAME)	SAME (NAME)	92-13 p-219
601 Fatherland (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville. Tennessee 37206 (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, Clarence L. Hamilton

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO James R. Watts and Leland D. Watts

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: an undivided 1/5 interest in the following described property:

Land in Davidson County, Tennessee, being the westerly 50 feet of the easterly 250 feet of Block No. 27 on the Map of Charlotte Park Company's Second addition, extended as of record in Book 421, page 10, Register's Office for said County.

Said part of Block No. 27 fronts 50 feet on the northerly side of Nevada, formerly Third Avenue, and runs back between parallel lines 150 feet to an alley.

Being part of the same property conveyed to Donald R. Hamilton, Clarence L. Hamilton, Charles D. Hamilton, Vivian H. McIntyre and Beatrice H. Odom, by deed from R. E. Hamilton and wife, Johnnie Nora Hamilton, of record in Book 4708, page 110, Register's Office for Davidson County, Tennessee.

This conveyance is subject to taxes for the year 1982 and subsequent years, easements and restrictions of record.

unimproved ( )
This is improved (X) property, known as 3808 Nevada Avenue, Nashville, Tennessee 37206
(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 30th day of Nov., 1982

Clarence L. Hamilton

Clarence L. Hamilton

OFFICIAL RECEIPT

STATE OF TENNESSEE
~~Davidson~~ County
Howard

BOOK 5974 PAGE 852

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

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 _____, Tennessee, this 30 day of November 19 82

Commission expires July 4, 1986

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

WARRANTY DEED

FROM
Clarence L. Hamilton

TO
James R. Watts and Leland D. Watts

H 20675

IDENTIF. REFERENCE

DEC 8 2 49 PM '82

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

Return to:
SOUTHEAST TITLE
OF TENNESSEE, INC.
Realtors Building
306 Gay Street Suite 203
Nashville, Tennessee 37201

4210 12/08 6.00 CHECK

DUPLICATE

Tax for this
in the amount of 3.70
on instrument #H20621
recorded in Davidson
County Registers Office
Date 12-8-82
W.W. Dep. Reg.