# WARRANTY DEED

re-record

BOOK 6304 PAGE 996

BOOK 6292 PAGE 834

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $25,000.00

Joe Saperstein
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15 DAY OF May 1984.

Notary Public

MY COMMISSION EXPIRES: 7/25/85

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Joe Saperstein, Attorney, 95 White Bridge Road, Nashville, TN 37205
NAME ADDRESS

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| John Jewell (NAME) | Same (NAME) | 92-11 |
| 2410 Charlotte Ave. (STREET ADDRESS OR ROUTE NUMBER) | (STREET ADDRESS) | PAR. 59 |
| Nashville TN 37203 (CITY) (STATE) (P. O. ZIP) | (CITY) (STATE) (ZIP) | 3W-345 |

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, George W. Watkins, et ux Elizabeth M. Watkins

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Welton Inv., a general partnership

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:

Property located at 1904 Charlotte Avenue in said County and State, and being the westerly 45 feet of lot No. 3 in the subdivision of the Jesse Thomas Property, a plan of which is of record in book 161, page 88, Register's Office for said County.

Said part of Lot 3 fronts 45 feet on the north side of Charlotte Avenue and runs back northwardly between parallel lines 150 feet to an alley.

Being the same property conveyed to Elizabeth M. Watkins by deed from William Joseph Rainey and wife, Ann Bradley Rainey, of record in book 4245, page 502, said Register's Office and by Elizabeth M. Watkins to George W. Watkins to create a tenancy by the entireties in Book 4908, Page 593, Register's Office Davidson County.

Re-record 5912

IDENTIF. REFERENCE

JUN 1 8 41 AM '84
RICHARD R. WILSON JR REGISTER
DAVIDSON COUNTY, TN

This is unimproved (XX) improved ( ) property, known as Part of Lot 3; 1904 Charlotte Ave., Nashville, TN 37203
(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 our hand s this 14th day of May, 1984

George W. Watkins
GEORGE W. WATKINS

Elizabeth M. Watkins
ELIZABETH M. WATKINS

STATE OF Tennessee
COUNTY OF Davidson

Re-record
BOOK 6304 PAGE 997 BOOK 6292 PAGE 535

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named George W. Watkins & Elizabeth M. Watkins

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

Witness my hand and official seal at Nashville, Tennessee this 7th day of May, 19 84

Commission Expires 11-1-87 Joe Sapienter, Notary Public.

JOE SAPIENTER NOTARY PUBLIC DAVIDSON COUNTY, TENN.

STATE OF _____
_____ 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 purpose 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

RECEIVED FOR RECORD
MAY 15 7 18 AM '84
DAVIDSON COUNTY, TENN.
REGISTER'S OFFICE

12239

REFERENCE

WARRANTY DEED

FROM

TO

TITLE INSURED BY POLICY NUMBER:

Title Associates, Inc. Livery of Seizin

Compliments of

Title Associates, Inc.

REPRESENTING

USLIFE TITLE INSURANCE Company of New York