FORM NO. WD-1

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CHICAGO TITLE INSURANCE
FIRST AMERICAN CENTER
DEADRICK STREET
NASHVILLE, TENNESSEE 37238

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

CO THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 59,900.00

Clyde E. Watkins
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 31st DAY OF May 19 84

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Walt, Dyer & James Attys., 2002 Richard Jones Rd., C-301, Nashville, TN 37215
NAME ADDRESS

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Lewis C. Justis (NAME) | Leader Federal Savings & Loan Association (NAME) | 161-11-91 |
| 525 Tobylynn Drive (STREET ADDRESS OR ROUTE NUMBER) | 158 Madison Avenue (STREET ADDRESS) | 6DU 74767 |
| Nashville, Tennessee 37211 (CITY) (STATE) (P. O. ZIP) | Memphis, Tennessee 38103 (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, Clyde E. Watkins and wife, Iola C. Watkins

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Lewis C. Justis and wife, Teresa T. Justis

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:

LAND in Davidson County, Tennessee, being Lot No. 291 on the Plan of Huntington Park, Section 4, of record in Book 4460, Page 74, said Register's Office, to which reference is hereby made for a more complete and accurate legal description.

BEING the same property conveyed to Clyde E. Watkins et ux, Iola C. Watkins by deed from Gary W. Taylor et ux, Brenda C. Taylor of record in Book 5061, Page 505, said Register's Office.

126570

IDENTIF. REFERENCE

JUN 4 2 22 PM '84

FELIX A. DILLON II REGISTER
DAVIDSON COUNTY, TN

unimproved ( )
This is improved ( X ) property, known as 525 Tobylynn Drive (House Number) (Street) Nashville, Tennessee 37211 (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 31st day of May, 19 84

Clyde E. Watkins,
Iola C. Watkins
Iola C. Watkins

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Clyde E. Watkins and wife, Iola C. Watkins

the bargainor S, 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 31st day of May 19 84

Commission expires _____

_____
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 ) as such _____ and (they) _____, 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
Clyde E. Watkins
Iola C. Watkins

TO
Lewis C. Justis
Teresa T. Justis

PREPARED BY:
WALT, DYER & JAMES, Attorneys
Suite C-301
2002 Richard Jones Road
Nashville, TN 37215
Phone: (615) 297-0925

## OFFICIAL RECEIPT

FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR BOOK 6307 PAGE 275

CO -CONVEYANCE
MO -MORTGAGE
WD -WARRANTY DEED
TD -TRUST DEED

CC -CERTIFIED COPY
REL -RELEASE
UCC -UNIFORM COMMERCIAL CODE

MISC -MISCELLANEOUS
COTX -STATE TAX CONVEY
MOTX -STATE TAX MORT
PRFEE -PROBATE FEE

| DATE | SYMBOL | VALUATION | TAX AND FEES | TOTAL PAID |
|---|---|---|---|---|
| | | | 55000.00- CONT. | |
| | | | 150.74 COTAX | |
| | | | .50 PRFEE | |
| | | | 6.00 MRTG | |
| | | | CHECK | 150.24- |
| | | | 1360406/04/84 CAL | .00 |

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

12657.0

IDENTIF. REFERENCE

JUN 4 2 22 PM '84

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No.0041344