FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st DAY OF MAY, 19 84.

Notary Public

MY COMMISSION EXPIRES: 10/19/86

(AFFIX SEAL)

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THIS INSTRUMENT WAS PREPARED BY

SATURN & MAZER, Attorneys, 212 Third Avenue, North, Nashville, Tennessee 37201
NAME ADDRESS

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| LELAND D. WATTS, et ux (NAME) | S A M E (NAME) | 071-16-0 188 |
| 6744 Quiet Lane (STREET ADDRESS OR ROUTE NUMBER) | (STREET ADDRESS) | 20W 28805 |
| Brentwood TN 37027 (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, JAMES O. BAKER and wife, MARILOUISE S. BAKER and WILLIAM L. CHARLTON, JR.,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO LELAND D. WATTS and wife, WINNIFRED A. 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:

BEING Lots Nos. 87 and 88 on the Plan of Oakwood Park, as of record in Book 421, page 12, Register's Office for Davidson County, Tennessee.

SAID Lots Nos. 87 and 88 fronts together 60 feet on the easterly side of North Fifth Street and runs back between parallel lines with the northerly margin of Richardson Avenue, 165 feet to an alley.

BEING the same property conveyed to James O. Baker and William L. Charlton, Jr., by deed from J. W. Hunt, of record in Book 5758, page 439, Register's Office for Davidson County, Tennessee. The said Marilouise S. Baker, wife of James O. Baker, joins in this conveyance for whatever right she might have in said property.

2.00
6966
IDENTIFICATION REFERENCE
JUN 5 1 35 PM '84
FELIX Z. WILSON JR. REGISTER
DAVIDSON COUNTY, TN

CHECK

This is improved (XX) unimproved ( ) property, known as 201 North Fifth Street, Nashville, Tenn. 37213
(House Number) (Street) (P. O. Address) (City or Town) (Postal Zip)

06/05 71.50-

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 hands this 31st day of MAY, 19 84

JAMES O. BAKER MARILOUISE S. BAKER WILLIAM L. CHARLTON, JR.

K-2434

STATE OF TENNESSEE
Davidson County

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THE UNDERSIGNED

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named JAMES O. BAKER and wife, MARILOUISE S. BAKER and WILLIAM L. CHARLTON, JR.,

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, 1984

Commission expires 10/29/86

_____
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

TO

PREPARED BY:
SATURN & MAZER, Attorneys
212 Third Avenue, North
Nashville, Tennessee 37201
Phone: 259-3666

## OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

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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 |
|---|---|---|---|---|
| | | | 25000.00- CAMT. | |
| | | | 65.00 CSTAX | |
| | | | .50 PRFEE | |
| | | | 6.00 WDEED | |
| | | | CHECK | 71.50- |
| 2434406/05/84 | | | BAL | .00 |

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

I 2 6 9 6 6

IDENTIF. REFERENCE

JUN 5 1 35 PM '84

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 0041809