This instrument was prepared by JOHN G. DOAK, Attorney. Law Firm of Warfield & Entrekin, American Trust Building, Nashville, Tennessee.

WARRANTY DEED

BOOK 4094 PAGE 663

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
William W. Watkins, et ux		Map 147-10
(NAME)	(NAME)	Par. 64
5012 West Durrett Street	Same	
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, Tennessee		
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

MO

For and in Consideration of the sum of TEN AND NO/100----------

----------($10.00)----------*DOLLARS*

cash in hand paid by WILLIAM W. WATKINS, and wife, MARTHA L. WATKINS, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, and the agreement by WILLIAM W. WATKINS, and wife, MARTHA L. WATKINS, to assume and agree to pay the unpaid balance of a loan in the amount of $14,713.51, of record in Book 3936, page 423, to Guaranty Mortgage Company, of record in the Register's Office for Davidson County, Tennessee,

ROBERT D. BURKE, and wife, JOYCE A. BURKE,

have bargained and sold, and by these presents do transfer and convey unto the said William W. Watkins, and wife, Martha L. Watkins, 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. 309 on the Plan of Caldwell Country Estates, Section V, as of record in Book 3300, page 16, Register's Office for said County.

SAID Lot No. 309 fronts 90 feet on the easterly side of West Durrett Drive and runs back 137.7 feet on the northerly line and 136 feet on the southerly line to a dead line in the rear on which it measures 90 feet.

BEING the same real property conveyed to Robert D. Burke and wife, Joyce A. Burke, by deed from W. P. Russell and wife, of record in Book 3936, page 422, Register's Office for Davidson County, Tennessee.

CONVEYANCE of this property is made subject to a 10-foot easement for public utilities and drainage, 40-foot building setback line from West Durrett Drive, and conditions of owners certificate, as shown on Plan of record in Book 3300, page 16, Register's Office for Davidson County, Tennessee, and restrictions of record in Book 3279, page 556, said Register's Office.

unimproved ( )
This is improved ( ) property, known as 5012 (House Number) West Durrett Drive (Street) Nashville P. O. Address: (City or Town)

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said William W. Watkins, and wife, Martha L. Watkins, their *heirs and assigns, forever.*

And we *do covenant with the said* William W. Watkins, and wife, Martha L. Watkins *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,* except as noted above.

And we, Robert D. Burke and wife, Joyce A. Burke *do further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to the said land to the said* William W. Watkins, and wife, Martha L. Watkins, / their *heirs and assigns against the lawful claims of all persons whomsoever.*

Witness our *hands this* 12th & 17th *days of* January, *19*67, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

X Robert D. Burke
ROBERT D. BURKE

Joyce A. Burke
JOYCE A. BURKE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

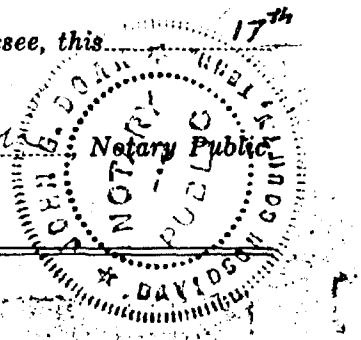
Personally appeared before me, John H. Doak, *a Notary Public in and for said County and State, the within named* Joyce A. Burke

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* 17th *day of* January, *19*67.

John H. Doak
Notary Public

Commission Expires 2-2-70.



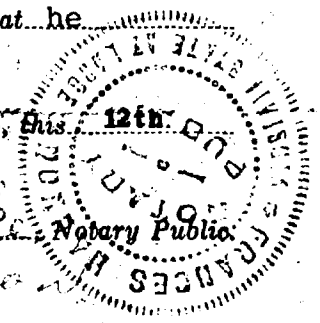
STATE OF ~~MARYLAND~~ VIRGINIA
COUNTY OF PRINCE WILLIAM

Personally appeared before me, Frances Hannon, *a Notary Public in and for said County and State, the within named* Robert D. Burke

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 Woodbridge, Virginia, *this* 12th *day of* January, *19*67.

Robert D. Burke
Frances Hannon
Notary Public



Commission Expires March 1, 1969

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, ..., *a Notary Public of the State and County aforesaid, personally appeared*....., *with whom I am personally acquainted, and who, upon oath, acknowledged*.....*self to be*.....*of the*....., *the within named bargainor, a corporation, and that* .....*he as such*....., *being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by*.....*self as*.....

Witness my hand and seal, at office in.....,
this.....*day of*....., *19*.....

.....
Notary Public

Commission Expires.....

STATE TAX $ 2.43 C
PROBATE .50
TOTAL $ 2.48 C

JAN 19 1967

R. E. WORRALL
COUNTY COURT CLERK
DAVIDSON COUNTY, TENN.

PAID JAN 19 1967

WARRANTY DEED

FROM

ROBERT D. BURKE and wife,

JOYCE A. BURKE

TO

WILLIAM W. WATKINS, and wife,

MARTHA L. WATKINS

$16.30

57630

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY
STATE OF TENN

JAN 19 9 48 AM '67

NOTE BOOK 115 PAGE 627
RECORDING FEE $ 2.25
DEP. REG. ---

Guarant Company

Kansas City
Am
S. V
NAS

ace Company
lding
Union
ESSEE

Ward B. Emerson Trust Co.
507 Nashville Bank & Trust Bldg.
Nashville, Tennessee