This Instrument Was Prepared By
DENNEY, LACKEY, CHERNAU & CASTLEMAN
218 Third Avenue, North
Nashville, Tennessee 37201

BOOK 4325 PAGE 639

# WARRANTY DEED

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP PARCEL NUMBERS |
|---|---|---|
| Howard L. Watkins, etux | United Mortgagee Serv. Co. | Map 73-5 |
| (NAME) 2300 Shadow Lane | (NAME) | Par. 116 |
| (STREET ADDRESS OR ROUTE NUMBER) Nashville, Tennessee | (STREET ADDRESS) Virginia Beach, Virginia | |
| (CITY) (P. O. ZONE) (STATE) | (CITY) (ZONE) (STATE) | |

*FOR AND IN CONSIDERATION of the sum of* TEN AND----------00/100 ($10.00)---------- *Dollars,* cash in hand paid by the grantees, Howard L. Watkins, and wife, Dorothy P. Watkins, and other good and valuable considerations, receipt of which is hereby acknowledged; including the assumption of a Deed of Trust of record in book 3895, page 579, Register's Office for Davidson County, Tennessee, in the original amount of $17,800.00; payable as therein specified;

We, THOMAS EARL CAMPSEY, and wife, BETTYE S. CAMPSEY,

*have this day bargained and sold, and do hereby transfer and convey unto the said* HOWARD L. WATKINS, and wife, DOROTHY P. WATKINS, their

*(successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:*

Land in Davidson County, Tennessee, being Lot No. 29 on the Plan of Riverwood Heights Subdivision, as of record in book 1835, page 42, Register's Office for said County, described as follows:
Beginning on the southerly margin of Shadow Lane at the corner of lots Nos. 28 and 29; thence with the line between said two lots southwardly 144.5 feet to the northerly line of lot No. 30; thence with said line westwardly 103.17 feet to the easterly margin of Riverwood Circle; thence with said Circle northwardly 73.92 feet to the beginning of a curve; thence around said curve with a radius of 30 feet northeastwardly 47.12 feet to the southerly margin of Shadow Lane; thence with said Lane eastwardly 125.93 feet to the beginning.
Being the same property conveyed to Thomas Earl Campsey and wife, Bettye S. Campsey, by deed from Bessie E. Staggs, of record in book 3895, page 575, said Register's Office.
This conveyance is made subject to easements, setback lines, etc., as shown on the plan of record in book 1835; page 42, and restrictive covenants of record in book 1583, page 145, R.O.D.C., Tennessee.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 22,200.00

Subscribed and sworn to before me, this the 12th day of April 19 69

Affiant

My commission expires: 2-14-73 (Affix Seal)

Notary Public

This is unimproved ( ) improved (X) property, known as 2300 Shadow Lane, Nashville, Tennessee.
(House Number) (Street) P. O. Address: (City or Town)

*TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said* HOWARD L. WATKINS, and wife, DOROTHY P. WATKINS, their *(successors), heirs and assigns forever.* We *covenant that* we are *lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.*

We *further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to said real estate to said* HOWARD L. WATKINS, and wife, DOROTHY P. WATKINS, their *(successors), heirs and assigns, against the lawful claims of all persons.*

*Witness* our *hand* S *this* 12th *day of* April, 19 69, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Thomas Earl Campsey

Bettye S. Campsey

BOOK 4325 PAGE 640

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

*Personally appeared before me,* Jean B Wingo *a Notary Public in and for said County and State,* Thomas Earl Campsey, and wife, Bettye S. Campsey, *the within named 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* 12th *day of* April, *19* 69.

*Commission expires* 2-14-73 Jean B Wingo *Notary Public*

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*.....

*Commission expires* ..... *Notary Public*

APR 15 68 CONV 22,200.00
APR 15 68 S'TAX B* 57.72
APR 15 68 PR'FEE B* .50
APR 15 68 W'DEED B* 3.00 * 61.22

**WARRANTY DEED**

FROM

THOMAS EARL CAMPSEY, ET UX

TO

HOWARD L. WATKINS, ET UX

A 37249

IDENTIF. REFERENCE

Apr 15 9 46 AM '69

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Compliments of

Guaranty Title

Office of

Chicago Title Insurance Company

American Trust Bldg.—S. W. Corner
Third & Union
Phone 256-2656
NASHVILLE, TENNESSEE

PLEASE MAIL TO: INGLEWOOD REALTY COMPANY
3805 Gallatin Road, Nashville, Tennessee 37216