TENNESSEE TITLE COMPANY

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS:
Mr. and Mrs James H. Watkins, (NAME)	Guaranty Mortgage Company, (NAME)	13D47941
4032 Ames Drive, (STREET ADDRESS OR ROUTE NUMBER)	311 Seventh Avenue, North, (STREET ADDRESS)	Map 59-5-73
Nashville, Tenn.	Nashville, Tenn.	BOOK 4487 PAGE 968

This Instrument prepared by William H. Towe, P. O. Box F, Hendersonville, Tenn.

For and in consideration of the sum of Ten and No/100 - ($10.00) - DOLLARS cash in hand paid by James H. Watkins and wife, Norma Jean Watkins

hereinafter referred to as the GRANTEES, and other good and valuable considerations, receipt of which is hereby acknowledged, Imperial Corporation, a Tennessee Corporation, with its principal office and place of business in Hendersonville, Tennessee,

hereinafter referred to as the GRANTOR has bargained and sold, and by these presents does transfer and convey unto the said 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. 51 on the Plan of Buena Vista Estates, Section 3, as of record in Book 4175, page 139, Register's Office for said County, described as follows:

BEGINNING at a point in the northwesterly margin of Ames Court, corner of Lots 51 and 52; thence with the margin of said Court, southwestwardly 79.91 feet to a monument at the beginning of a curve to the right having a radius of 25 feet; thence around said curve northwestwardly 37.95 feet to a monument in the northeasterly margin of Ames Drive; thence with said Drive northwestwardly 96.81 feet to a point, corner of lots 50 and 51; thence with the line between said lots northeastwardly 145.0 feet to a monument at the common corner of lots 50, 51 and 52; thence with the line between lot Nos. 51 and 52, southeastwardly 152.9 feet to the point of the beginning.

Being part of the same property conveyed to Imperial Corporation, by deed from H. Lynn Greer, Jr., Trustee, of record in Book 4459, page 835, Register's Office for Davidson County, Tennessee.

This is unimproved (X) improved (X) property, known as 4032 Ames Drive, Nashville, Tenn.
(House Number) (Street) (P. O. Address:) (City or Town) (Postal Zone)

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 it does covenant with the said GRANTEES that it is lawfully seized and possessed of said land in fee simple; has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. And it does further covenant and bind itself, its successors 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. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, the GRANTOR has caused this instrument to be executed by its duly authorized officers on this the 19th day of March, 19 71

IMPERIAL CORPORATION

Attest: ______

By: [signature] Pres
William H. Towe, President

STATE OF TENNESSEE }
DAVIDSON COUNTY }

Before me, A. M. Tenison, a Notary Public within and for the State and County aforesaid, personally appeared William H. Towe XXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXX with whom I am personally acquainted and who upon (his oath) acknowledged (himself) to be the President XXXXXXXXXXXXXXXXXXXXXXXXXXXXXX of the Imperial Corporation the within named bargainor, a corporation, and that (he) as such President XXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXX being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said William H. Towe as such President XXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXX

Witness my hand and official seal at office at Nashville, Tennessee on this the 19th day of March, 19 71.

My commission expires February 14, 1973

[signature]
Notary Public.

TENNESSEE TITLE COMPANY

Corporate Warranty Deed

GUARANTY MORTGAGE CO. OF NASHVILLE

FROM

IMPERIAL CORPORATION

To

JAMES H. WATKINS ET UX

REGISTER STAMP BELOW

The actual consideration for this transfer or value of property [illegible] is $17,250.00 [illegible] property would bring at a fair [illegible] sale

Sworn to and subscribed before me this 19th day of March, 1971.

A. M. Tenison, Notary Public
My Commission Expires: Feb. 14, 1973

PUT REVENUE STAMPS HERE:

PUT COUNTY COURT CLERK'S STAMP HERE:

#17,250 - 4022

Published by
TENNESSEE TITLE COMPANY
NASHVILLE, TENNESSEE
Zone Office
LAWYERS TITLE INSURANCE CORPORATION

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IDENTIF. REFERENCE

MAR 23 9 39 AM '71

REGISTER
DAVIDSON COUNTY, TENN.

MAR 23	CONV	17,250.00			
MAR 23	S'TAX		A*	44.72	
MAR 23	PR'FEE		A*	.50	
MAR 23	W'DEED		A*	3.00	* 48.22