BOOK 4588 PAGE 147

This instrument was prepared by
Nancy K. Corley, Attorney
Suite 2, 107 Old Hickory Blvd.
Madison, Tennessee 37115

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Ernest Guy Watson (NAME:)	SAME (NAME:)	Map 75
219 Bonnaridge Drive (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	parcel 13-66
Hermitage, Tennessee 37076 (CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	field book 40-31730 SH

For and in Consideration of the sum of Nineteen Thousand and no/100's ($19,000.00)

DOLLARS

cash in hand paid by the GRANTEES to the GRANTORS, the receipt of which is hereby acknowledged

MAR29 72	CONV	19,000.00			
MAR29 72	S'TAX		A*	49.40	
MAR29 72	PB'FEE		A*	.50	
MAR29 72	W'DEED		A*	6.00	* 55.90

We, the GRANTORS, George L. Brian and wife, Beverly M. Brian,

have bargained and sold, and by these presents do transfer and convey unto the said GRANTEES, Ernest Guy Watson and wife, Patricia Jean Watson

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. 290 on the Plan of Hermitage Hills, Section 2, Revised, of record in Book 2900, page 112, Register's Office for Davidson County, Tennessee.

Said Lot No. 290 fronts 85.0 feet on the northeasterly margin of Bonnaridge Drive and runs back between lines, measuring 148.0 feet on the northwesterly side and 150.2 feet on the southeasterly side to a dead line in the rear on which it measures 81.1 feet.

Being the same property conveyed by warranty deed to George L. Brian and wife, Beverly M. Brian, from Miller Kimbrough, Trustee of record in Book 3219, page 169, Register's Office for Davidson County, Tennessee.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 19,000.00

Subscribed and sworn to before me, this the 23 day of March 19 72

Affiant

My commission expires: 4-26-75
(Affix Seal)

Notary Public

unimproved ( )
This is improved (X) property, known as 219 Bonnaridge Drive, Hermitage, Tennessee
(House Number) (Street) 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 GRANTEES, Ernest Guy Watson and wife, Patricia Jean Watson, *their heirs and assigns, forever.*

And we *do covenant with the said* GRANTEES, Ernest Guy Watson and wife, Patricia Jean Watson *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 for 1972 taxes which have been prorated and assumed by the GRANTEES.

And we, George L. Brian and wife, Beverly M. Brian *do further covenant and bind* ourselves and our *heirs and representatives, to warrant and forever defend the title to the said land to the said* GRANTEES, Ernest Guy Watson and wife, Patricia Jean Watson, their *heirs and assigns against the lawful claims of all persons whomsoever.*

Witness our *hand* s *this* 23 *day of* March, *19* 72, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

George L. Brian
George L. Brian

Beverly M. Brian
Beverly M. Brian

Nancy K. Corley, Attorney
Suite#2, 107 Old Hickory Blvd.
Madison, Tennessee 37115

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STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, E. Richard Corley, Jr. *, a Notary Public in and for said County and State, the within named* George L. Brian and Beverly K. Brian

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 Madison *, Tennessee, this* 23 *day of* March *, 19* 72 .

E. Richard Corley, Jr. *, Notary Public.*

Commission Expires 4-26-75 .

STATE OF .....
COUNTY OF .....

Personally appeared before me, ... *, a Notary Public in and for said County and State, the within named* .....

.....

.....

the bargainor , with whom I am personally acquainted, and who acknowledged that .....
executed the within instrument for the purposes therein contained.

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

B538 T REFERENCE
MAR 29 1 25 PM 72
FELIX, VOL SUR REGISTER
DAVIDSON COUNTY, TENN.

..... *, Notary Public.*

Commission Expires .....

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 ..... .