BOOK 4655 PAGE 653

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

# WARRANTY DEED

(CORPORATE FORM) Form #WDS

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP PARCEL NUMBERS |
|---|---|---|
| Mr. James H. Watkins | Fidelity Federal Savings & | |
| and wife Shirlee F. Watkins | Loan Association | 136-7 |
| 201 Clearlake Drive, W. (STREET ADDRESS OR ROUTE NUMBER) | 401 Union Street (STREET ADDRESS) | 135 pt |
| Nashville, Tennessee 37214 (CITY) (STATE) (ZIP) | Nashville, Tennessee 37219 (CITY) (STATE) (ZIP) | |

*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 Shirlee F. Watkins, the receipt of which is hereby acknowledged, and other good and valuable consideration, UNITED BUILDERS, INC.----------

*has bargained and sold, and does hereby transfer and convey unto the said*
JAMES H. WATKINS ET UX SHIRLEE F. WATKINS, their
*(successors), heirs and assigns,*
*certain real estate in* Davidson *County, Tennessee, as follows:,*

Being Lot 225 on the Plan of Priest Lake Park, Section IV, as of record in Book 4460, pages 15, 16 and 17, Register's Office for said County, to which plan reference is here made for a more complete description.

Being the same property conveyed to United Builders, Inc. by deed from Charles Wells, Trustee, of record in Book 4635, page 296, Register's Office for Davidson County, Tennessee

This conveyance was made subject to restrictions of record in Book 4505, page 774, R.O.D.C., Tennessee; easements, setback lines and conditions of owner's certificate, etc., as shown on plan of record in Book 4460, pages 15, 16 and 17, R.O.D.C., Tennessee.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 39,750.00

Affiant

Subscribed and sworn to before me, this the 10th day of November 19 72

My commission expires: August 6, 1975 (Affix Seal)

Notary Public

NOTARY PUBLIC STATE OF TENNESSEE AT LARGE

This is improved ( X ) unimproved ( ) property, known as 201 Clearlake Drive, W., Nashville, Tennessee 37214
(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*
JAMES H. WATKINS ET UX SHIRLEE F. WATKINS
their *(successors),*
*heirs and assigns forever. Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered.*

*Grantor further covenants and binds itself, its successors and representatives, to warrant and forever defend the title to said real estate to said*
JAMES H. WATKINS ET UX SHIRLEE F. WATKINS, their
*(successors), heirs and assigns, against the lawful claims of all persons.*

*Witness* my *hand this* 10th *day of* November, 19 72, *the corporate party, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

UNITED BUILDERS, INC.

By J. Paul Kinard
President

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

*Before me,* Mrs Joe L. Jenkins, *a Notary Public of the State and County aforesaid, personally appeared* J. Paul Kinard, *with whom I am personally acquainted, and who, upon oath, acknowledged* himself *to be* President, of the UNITED BUILDERS, INC., *the within named bargainor, a corporation, and that* he *as such* President *being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by* him *self as* President.

*Witness my hand and seal, at office in* Nashville, Tennessee *this* 10th *day of* November, *19* 72.

Mrs Joe L. Jenkins *Notary Public*

*Commission expires* May 7, 1974

NOV 14 72 CONV 39,750.00
NOV 14 72 S'TAX A* 103.20
NOV 14 72 S'TAX A* .02
NOV 14 72 PR'FEE A* .50
NOV 14 72 W'DEED A* 4.00 * 107.72

020511-6

WARRANTY DEED

FROM UNITED BUILDERS, INC.

TO JAMES H. WATKINS ET UX

FIDELITY FEDERAL SAVINGS AND LOAN ASSOCIATION OF NASHVILLE

B 8 4 1 2 7

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IDENTIF. REFERENCE

Nov 14 3 12 PM '72

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Attorneys TITLE COMPANY
STAHLMAN BUILDING