Prep; J. Hill, Atty. 9320 S. Gallatin Rd., Madison, Tennessee 37115

WARRANTY DEED

BOOK 5029 PAGE 983

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
LeRoy Watson	Assoc Capital	
(NAME:) 114 Sandhurst Drive	(NAME:) Murfreesboro Rd.	43-16
(STREET ADDRESS OR ROUTE NUMBER) Madison, Tennessee	(STREET ADDRESS) Nashville Tenn.	120
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

For and in Consideration of the sum of Ten Dollars and 00/100*** ---------- *DOLLARS* cash in hand paid, and for other good and valuable considerations, the receipt of which is hereby acknowledged, and for the further consideration that the grantee herein does assume and agree to pay the balance of a 1st mtg., a lien on said property described hereinafter, in the approximate amount of $10,768.80, which the grantee does hereby assume and agree to pay, therefore, I, Dorothy A. Watson, unmarried the grantor herein, *have bargained and sold, and by these presents do transfer and convey unto the said* Leroy Watson, unmarried, the grantee herein, and his all my right, title and interest *heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:* Lot no. 108 in the Kingsway Green Subdivision in a plat of which is of record in Book 3842, page 227, Register's Office said County and State, and being part of the land conveyed to Kingsway Greens of America, Inc. by deed of record in Book 4212, page 838 and 839, said Register's Office Davidson County, Tennessee.

And being part of the same property as conveyed to Leroy Watson et ux, Dorothy B. Watson (formerly husband and wife, Dorothy B. Watson and Dorothy A. Watson being one and the same person), by Installment Deed from Kingway Greens of America Inc., by Installment Deed of record in Book 4410, page 122, Register's Office Davidson County, Tennessee.

This is unimproved ( ) improved (X) property, known as 114 Sandhurst Drive, Madison, Tennessee 37115
(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 grantee, and his *heirs and assigns, forever.*

And I *do covenant with the said* grantee *that* I am *lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered.* except as stated

And I, the grantor *do further covenant and bind* myself, and my *heirs and representatives, to warrant and forever defend the title to the said land to the said* grantee, and his *heirs and assigns against the lawful claims of all persons whomsoever.*

Witness my *hand* s ~~24th~~ this 23rd *day of* June, *19*71, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

X Dorothy A. Watson

BOOK 5029 PAGE 984

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Dorothy A. Watson (being the same person as Dorothy B. Watson, unmarried and the former wife of Leroy Watson)

the within named 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 Madison, Tennessee, this 23rd day of June, 19 71.

James H. Hill Notary Public

Commission expires 5/7/74

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

MAY 28 76 CONV *5,384.00
MAY 28 76 S'TAX B* 14.04
MAY 28 76 PR'FEE B* .50
MAY 28 76 W'DEED B* 4.00 * 18.54

STATE OF TENNESSEE
COUNTY OF Davidson

I hereby swear, or affirm, that the actual consideration for this transfer or value of the property transferred, whichever is greater is $ 5,384.00, which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

X Leroy Watson
Affiant

Subscribed and sworn to before me this the 23rd day of June 1971

James H. Hill
Notary Public

Commission Expires: 5/7/74

WARRANTY DEED

FROM

Dorthy A. Watson, unmarried

TO

Leroy Watson, unmarried

D 51320

IDENTIF. REFERENCE

MAY 28 1 35 PM '76

FELIX [illegible] REGISTER
DAVIDSON COUNTY, TENN.

Compliments of
Madison Title Company
A Division of
Southern Title Insurance Company
P. O. Box 10649
Knoxville, Tennessee