This instrument prepared by: Stephen L. Edwards, Attorney, 606 Nashville Bank & Trust Bldg., Nashville, Tn. 37201

BOOK 5045 PAGE 814

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
JAMES A. WEST ET UX	SAME	MAP 43-16
(NAME) 123 Queen Anne Drive	(NAME)	PARCEL 67
(STREET ADDRESS OR ROUTE NUMBER) Madison, Tn. 37115	(STREET ADDRESS)	
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of ----------TEN AND NO/100THS--------
----------($10.00)---------- Dollars, cash in hand paid by James A. West and wife, Linda Mellor West, the grantees herein, and for further consideration the said grantees agree to pay, and hereby assume, a certain indebtedness represented by a promissory note made by the grantors herein, dated May 20, 1970, in the original principal sum of $11,764.80, payable to the order of Kingsway Greens of America, Inc., the unpaid balance of which is approximately $7,977.59, being secured by a vendor's lien retained in the instrument of record in Book 4420, page 82, Davidson County, Register's Office, we, JOHN A. WATSON and wife, CAROL N. WATSON

have this day bargained and sold, and do hereby transfer and convey unto the said JAMES ARTHUR WEST and wife, LINDA MELLOR WEST, their (successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Being Lot No.16 in the Kingsway Green Subdivision, as of record in Book 3842, page 227, Register's Office for said County.

Said Lot No. 16 fronts 45 feet on the easterly margin of Queen Anne Drive and runs back between parallel lines 119 feet to a dead line in the rear measuring 45 feet thereon.

Being the same property conveyed to John A. Watson and wife, Carol N. Watson, by deed from Kingsway Greens of America, Inc., of record in Book 4420, page 82, Register's Office for Davidson County, Tennessee.

Subject to all restrictions, easements and covenants of record in Book 4280, page 68, Said Register's Office, and as shown on the plan of record, and all zoning ordinances or laws of any governmental authority. Grantees will pay the 1976 real property taxes when due. Grantees will have possession of the premises on October 1, 1976.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 500.00

Subscribed and sworn to before me, this the 14th day of July, 19 76

Affiant

My commission expires March 3 1979
(Affix Seal)

Notary Public

This is unimproved ( ) improved (X) property, known as 123 Queen Anne Drive, Madison, Tn. 37115
(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 ARTHUR WEST and wife, LINDA MELLOR WEST, 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, except as hereinabove set forth. We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said JAMES ARTHUR WEST and wife, LINDA MELLOR WEST, their (successors), heirs and assigns, against the lawful claims of all persons.

Witness our hands this 14th day of July, 19 76 the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

John A. Watson

Carolyn Watson

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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Stephen L. Edwards, a Notary Public in and for said County and State, John A. Watson and wife, Carol N. Watson

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 14th day of July, 1976.

Stephen L. Edwards
Notary Public

Commission expires March 3, 1979

STEPHEN L. EDWARDS NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

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.....

WARRANTY DEED

FROM

John A. Watson and wife, Carol N. Watson

TO

JAMES ARTHUR WEST and wife,
LINDA MELLOR WEST

JUL 14 76	CONV	*5,500.00			
JUL 14 76	S'TAX		B*	14.30	
JUL 14 76	PR'FEE		B*	.50	
JUL 14 76	W'DEED		B*	4.00	* 18.80

D 58396

IDENTIF. REFERENCE

JUL 14 1 07 PM '76

FELIX ... REGISTER
DAVIDSON COUNTY, TENN.

Compliments of

Chicago Title Insurance Company
First Floor — First American Center

Phone 255-4631
NASHVILLE, TENNESSEE 37238