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FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $37,500.00

Earl Clifton Watson
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th DAY OF July 1976.

Notary Public

MY COMMISSION EXPIRES: 4-7-80
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
FOLEY AND WEISS, ATTORNEYS 507 Stahlman Building Nashville, Tennessee 37201
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Earl Clifton Watson & Wife (NAME)	Schumacher Mortgage Company, Inc. (NAME)	75-9-57
3925 Plantation Drive (STREET ADDRESS OR ROUTE NUMBER)	5100 Poplar Avenue, Clark Tower (STREET ADDRESS)	
Hermitage, Tennessee 37076 (CITY) (STATE) (P. O. ZIP)	Memphis, Tennessee 38137 (CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, John Shane Keister, and wife, Alice Keister

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Earl Clifton Watson, and wife, Shirley A. Watson

HEREINAFTER CALLED THE 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. 563 on the Map of Hermitage Hills Subdivision, Section 5, as of record in Book 3300, pages 1 and 2, Register's Office for Davidson County, Tennessee.

Said Lot No. 563 fronts 85 feet on the southerly margin of Plantation Drive and extends back between lines measuring 156.7 feet on the westerly line and 160 feet on the easterly line to a line in the rear measuring 84.62 feet thereon.

BEING the same property conveyed to John Shane Keister, and wife, Alice Keister, by deed from Aubrey C. Smith and wife, Dixie A. Smith of record in Book 4804, Page 259, Register's Office for Davidson County, Tennessee.

This conveyance is subject to restrictive covenants of record in Book 3222, page 154, Register's Office for Davidson County, Tennessee; easements and setback lines as set forth on the above plan of record; and taxes for the current year which have been prorated and assumed by the Grantees herein.

This is ( ) unimproved (X) improved property, known as 3925 Plantation Drive (House Number) (Street) Hermitage, Tennessee 37076 (P. O. Address) (City or Town) (Postal Zip)

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 we do covenant with the said GRANTEES 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, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs 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. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hand s this 29th day of July, 1976

John Shane Keister
JOHN SHANE KEISTER

Alice Keister
ALICE KEISTER

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named JOHN SHANE KEISTER, and wife, ALICE KEISTER

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 Nashville, Tennessee, this 29th day of July 1976

Commission expires 6/7/80

Notary Public

STATE OF TENNESSEE
Davidson County

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon (their several oaths) (his oath) acknowledged (themselves) (himself) to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that (he) (they) as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said _____ as such _____, and attesting the same by the said _____ as such _____

Witness my hand and official seal at office at _____ on this the _____ day of _____, 19____

My commission expires _____

Notary Public

WARRANTY DEED

FROM JOHN SHANE KEISTER, and wife, ALICE KEISTER

TO EARL CLIFTON WATSON, and wife, SHIRLEY A. WATSON

061010

IDENTIFICATION REFERENCE

JUL 30 2 55 PM '76

REGISTER
DAVIDSON COUNTY, TENN.

(Please file in Box 4.)

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

JUL 30 76	CONV	37,500.00		
JUL 30 76 S TAX			B* 97.50	
JUL 30 76 PB FEE			B* .50	
JUL 30 76	MTGDEED		B* 4.00	* 102.00