THIS INSTRUMENT PREPARED BY:

BOOK 5083 PAGE 410

David B. Herbert

DAVID B. HERBERT

ATTORNEY AT LAW, NASHVILLE, TENN.

WARRANTY DEED

REAU E. FOLK, JR. FORM

MAP PARCEL NUMBER(S)	NAME AND ADDRESS OF NEW OWNER(S)	SEND TAX BILLS TO
71-12-164	Mr/Mrs Bruce A. Watkins	Mortgage Corp. of the South P. O. Box 10726 Birmingham, Alabama 35202
FIELD BOOK NUMBER(S) 12DA-46175	STREET ADDRESS OF SUBJECT PROPERTY (IF IMPROVED) 802 Chickasaw Avenue	LOAN OR ACCOUNT NO. 89892
		PROPERTY IS [X] IMPROVED [ ] UNIMPROVED

EACH BOOK AND PAGE NUMBER REFERRED TO HEREIN, UNLESS OTHERWISE DESIGNATED, IS IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

For and in consideration of the sum of TEN DOLLARS ($10.00) and other good and valuable considerations, the receipt of which is hereby acknowledged,

3C129%	CONV	17,400.00			
3C129%S'TAX			B*	45.24	
3C129%PR'FEE			B*	.50	
3C129%	W'DEED		B*	4.00	* 49.74

JOHN PAUL CALDWELL and wife, EARY LOUISE CALDWELL

hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto BRUCE A. WATKINS and wife, PATRICIA A. WATKINS

hereinafter called the Grantee, his heirs, successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being Lot No. 64 on the Map of Victory Heights Subdivision, as of record in Book 1130, page 97.

Said Lot No. 64 fronts 60 feet on the south side of Chickasaw Avenue and runs back between parallel lines 159.5 feet to a dead line.

Being the same property conveyed to John Paul Caldwell and wife, Eary Louise Caldwell, by deed from J. B. Andrews and wife, Helen Andrews, as of record in Book 3872, page 184.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging, to the Grantee, his heirs, successors and assigns, forever.

And the Grantor covenants with the Grantee that he is lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered.,

The Grantor further covenants and binds himself, his heirs, successors and representatives to warrant and defend the title to the said land to the Grantee, his heirs, successors and assigns against the lawful claims of all persons.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

In witness whereof, the Grantor has hereunto set his hand (if a corporation, has caused its name to be signed hereto by its duly authorized officers) on this, the 28th day of October, 1976.

John Paul Caldwell
John Paul Caldwell

Eary Louise Caldwell
Eary Louise Caldwell

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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Before me, DAVID B. HERBERT, a Notary Public in and for the State and County aforesaid, personally appeared the within named John Paul Caldwell and wife, Eary Louise Caldwell 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, the 28th day of October, 1976.

My commission expires: 7-27-77

Notary Public

STATE OF _____
COUNTY OF _____

Before me, _____, a Notary Public in and for the State and County aforesaid, personally appeared the within named _____

the bargainor(s), 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, the _____ day of _____, 19____.

My commission expires: _____

Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

$ 17,400.00 Amount

Bruce A. Watkins

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th DAY OF October 19 76

MY COMMISSION EXPIRES 7-27-77 (AFFIX SEAL)

Notary Public

WARRANTY DEED

FROM

JOHN PAUL CALDWELL AND WIFE

TO

BRUCE A. WATKINS AND WIFE

D 74954

IDENTIF. REFERENCE

OCT 29 2 30 PM '76

REGISTER
DAVIDSON COUNTY, TENN.

Please Return to:
ORTALE, KELLEY, HERBERT & CRAWFORD
23rd Flr. Nashville, Tennessee 37219

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, _____, a Notary Public in and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted, and who upon oath acknowledged _____ to be the _____ and _____, respectively, of _____, a corporation, the bargainor, and that _____, as such _____ and _____ being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the said corporation by the said _____ as such _____ and attesting the same by the said _____ as such _____.

Witness my hand and official seal at _____, Tennessee, this, the _____ day of _____ ____, 19____.

My commission expires: _____

Notary Public