This instrument prepared by:
James R. Wyatt, Attorney
First American Center
Nashville, Tennessee

BOOK 5219 PAGE 534

# WARRANTY DEED

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO | MAP PARCEL NUMBERS |
|---|---|---|
| Claude Joseph Eckhart, et ux | Baker Mortgage Corp. | Map 86-2 |
| (NAME) | (NAME) | |
| 6006 Lopez Lane | 2840 Northeast Expressway, N.E. | Parcel 53 |
| (STREET ADDRESS OR ROUTE NUMBER) | (STREET ADDRESS) | |
| Hermitage, Tn. 37076 | Atlanta, Georgia 30345 | |
| (CITY) (P. O. ZONE) (STATE) | (CITY) (ZONE) (STATE) | |

*FOR AND IN CONSIDERATION of the sum of* Ten and no/100----------
----------($10.00)---------- *Dollars,*

cash in hand paid by Claude Joseph Eckhart and wife, Barbara Jo Eckhart and other good and valuable considerations accepted as cash, the receipt of all of which is hereby acknowledged,

We, Terry W. Watson and wife, Sherry S. Watson,

*have this day bargained and sold, and do hereby transfer and convey unto the said* Claude Joseph Eckhart and wife, Barbara Jo Eckhart,

their *(successors), heirs and assigns,*

*certain real estate in Davidson County, Tennessee, as follows:*

Land in Davidson County, Tennessee, being Lot No. 71 on the Plan of Dodson Heights, of record in Book 2900, page 113, Register's Office for said County.

Said Lot No. 71 fronts 55 feet on the southwesterly side of Lopez Lane and extends back 138.1 feet on the northwesterly line and 128.1 feet on the southeasterly line to a dead line in the rear on which it measures 88 feet.

Being the same property conveyed to Terry W. Watson and wife, Sherry S. Watson, by deed from Bill Pirtle and Mary N. Pirtle, of record in Book 4994, page 232, Register's Office for said County.

This conveyance is made subject to an easement for public utilities and drainage, a sewer easement, an anchor easement a building setback line and conditions of owner's certificate, as shown on plan of record in Book 2900, page 113; and restrictive covenants of record in Book 3130, page 623, as amended in Book 3161, page 279, Register's Office for Davidson County, Tennessee.

STATE OF TENNESSEE }
COUNTY OF DAVIDSON } The actual consideration or value whichever is greater, for this transfer is $ 38,650.00

Subscribed and sworn to before me, this the 4th day of November 19 77

Affiant

My commission expires: 8/12/81 (Affix Seal)

Notary Public

This is unimproved ( ) improved (XX) property, known as 6006 Lopez Lane, Hermitage, Tennessee
(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* Claude Joseph Eckhart and wife, Barbara Jo Eckhart, 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.*

We *further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to said real estate to said* Claude Joseph Eckhart and wife, Barbara Jo Eckhart, their *(successors), heirs and assigns, against the lawful claims of all persons.*

*Witness* our *hand* s *this* 4th *day of* November, 1977, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Terry W. Watson

Sherry S. Watson

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

BOOK 5219 PAGE 535

*Personally appeared before me,* Doris E. Moran *, a Notary Public in and for said County and State,* Terry W. Watson and wife, Sherry W. 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* 4th *day of* November, *19* 77

Doris E. Moran *Notary Public*

*Commission expires* 8/12/81

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*.....

PLEASE RETURN TO
CHICAGO TITLE INS. CO.
FIRST AMERICAN CENTER
NASHVILLE, TENNESSEE 37238

**WARRANTY DEED** 233024

FROM

Terry W. Watson, et ux

TO

Claude Joseph Eckhart, et ux

| | | | | | |
|---|---|---|---|---|---|
| NOV-77 | CONV | 33,650.00 | | | |
| NOV-77 | S'TAX | | B* | 87.36 | |
| NOV-77 | PR'FEE | | B* | .50 | |
| NOV-77 | W'DEED | | B* | 4.00 | * 91.86 |

E 35408

IDENTIF. REFERENCE

NOV 7 11 27 AM '77

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TENN.

Compliments of
**Chicago Title Insurance Company**
**First Floor — First American Center**

**Phone 255-4631**
**NASHVILLE, TENNESSEE 37238**