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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 42,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10th DAY OF February, 19 78.

Notary Public

MY COMMISSION EXPIRES: July 11, 1981

(AFFIX SEAL)

Mail

THIS INSTRUMENT WAS PREPARED BY

Larry L. Westbrook, Attorney, P. O. Box 15324, Nashville, Tennessee 37215

NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Eugene Gerard Watson, et ux (NAME)	Security Pacific Mortgage Corporation (NAME)	128-11
540 Holt Valley Road (STREET ADDRESS OR ROUTE NUMBER)	P. O. Box 2450 (STREET ADDRESS)	11
Nashville, TN 37221 (CITY) (STATE) (P. O. ZIP)	Denver, Colorado 80211 (CITY) (STATE) (ZIP)	9D26770

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 V. Vaiksnoras, Jr. and wife, Jean Marie Vaiksnoras

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Eugene Gerard Watson and wife, Jacqueline 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. 30 on the plan of Holt Meadows, of record in Plan Book 4300, page 174, Register's Office for said County.

Said Lot No. 30 fronts 70.00 feet on the northwesterly margin of Holt Valley Road and extends back 145.46 feet on the southwesterly line and 147.41 feet on the northeasterly line to a dead line in the rear, measuring 70.02 feet thereon.

Being the same property conveyed to John V. Vaiksnoras, Jr. and wife, Jean Marie Vaiksnoras by deed from Robert B. Hendley, et al, of record in Book 4875, page 607, Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved (X) property, known as 540 Holt Valley Road, Nashville, Tennessee 37221
(House Number) (Street) (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 10th day of February, 19 78

John V. Vaiksnoras Jr.

Jean Marie Vaiksnoras

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 V. Vaiksnoras, Jr. and Jean Marie Vaiksnoras

the bargainors, 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 10th day of February, 1978.

Commission expires July 11, 1981

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 V. Vaiksnoras, Jr., et ux

TO Eugene Gerard Watson, et ux

E 50294

IDENTIF. REFERENCE

FEB 13 1 40 PM '78

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

FEB 13 78	CONV	42,500.00			
FEB 13 78	S'TAX		B*	110.50	
FEB 13 78	PR'FEE		B*	.50	
FEB 13 78	W'DEED		B*	4.00	* 115.00

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