FORM NO. WD-1

BOOK 5280 PAGE 640

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $125,250.00

India M. Watterson
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st DAY OF May 19 78.

Betty D Edwards
Notary Public

MY COMMISSION EXPIRES: 8/15/79

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Alan L. Saturn, Atty., 20th Floor, First American Center, Nashville, Tn. 37238
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
James R. Watterson (NAME)	John Hancock Mutual Life Ins. Co. (NAME)	Map 158-10
1956 Old Hickory Boulevard (STREET ADDRESS OR ROUTE NUMBER)	12 Siebald Street, Suite 101 (STREET ADDRESS)	Par. 1
Brentwood, Tennessee 37027 (CITY) (STATE) (P. O. ZIP)	Statesboro, Georgia 30458 (CITY) (STATE) (ZIP)	FH 02668

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~~ I, RICHARD B. PENUEL

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO JAMES R. WATTERSON and wife, INDIA M. WATTERSON

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. 14 on the plan of Forrest Trails, as of record in book 3700, pages 24 and 25, and described as follows:

BEGINNING at a point in the northerly margin of Old Hickory Boulevard, at the southwest corner of Lot No. 13 on said plan, thence with themargin of said Old Hickory Boulevard, westerly 25 feet to a point; thence leaving said Boulevard, north 3 degrees 47 minutes east 442.20 feet to a point; thence north 3 degrees 04 minutes east 372.10 feet to a point; thence south 87 degrees 06 minutes east 389.60 feet to a point, at the northwest corner of Lot No. 15; thence with the line between Lots 14 and 15, southerly 418.5 feet to a point in the northerly line of Lot No. 12, thence with the line between Lots 12, 13 and 14, westerly 374.6 feet to the northwest corner of Lot No. 13; thence with the westerly line of Lot No. 13, southerly 442.3 feet to the point of beginning.

BEING the same property conveyed to Richard B. Penuel, by deed from Charles W. Peace, Jr. and wife, Lucille C. Peace, of record in Book 4349, page 189, Register's Office for Davidson County, Tennessee.

It is understood and agreed that part of the consideration for the transfer of this property is the agreement of the Grantees to assume the unpaid balance of a note secured by a first mortgage Deed of Trust to Dobson & Johnson (now John Hancock Mutual Life Insurance Company) of record in Book 4010, page 28, Register's Office for Davidson County, Tennessee, and also that the escrow account in connection with the aforesaid Deed of Trust is hereby transferred to the said Grantees.

This is improved (X) unimproved ( ) property, known as 1956 Old Hickory Boulevard, Brentwood, Tennessee 37027
(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 my hand this 1st day of May, 19 78

Richard B. Penuel

RICHARD B. PENUEL

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 Richard B. Penuel

the bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 1st day of May 19 78

Commission expires 8/15/79

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 (his oath / their several oaths) acknowledged (himself / themselves) 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
Richard B. Penual

TO
James R. Watterson and wife,
India M. Watterson

Please record and file in Box "7"

E 6 3 1 6 5

IDENTIF. REFERENCE

MAY 3 12 50 PM '78

FELIX Z. WILSON REGISTER
DAVIDSON COUNTY, TENN.

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

MAY-3 78	CONV	90,000.00			
MAY-3 78	CONV	35,250.00			
MAY-3 78	S'TAX		B*	325.52	
MAY-3 78	PR'FEE		B*	.50	
MAY-3 78	W'DEED		B*	4.00	* 330.02