MAIL

THIS INSTRUMENT PREPARED BY
DOZIER AND DARROW ATTORNEYS AT LAW
14th FLOOR THIRD NATIONAL BANK BLDG.
NASHVILLE, TENNESSEE 37219

BOOK 5292 PAGE 518

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Jack L. Watkins (NAME)	Realty Mortgage, Inc. (NAME)	Map. No. 135-5
319 Melvin Jones Road (STREET ADDRESS OR ROUTE NUMBER)	2200 Century Parkway N.E. (STREET ADDRESS)	Par. No. 44
Nashville, TN. (CITY) (P. O. ZONE) (STATE)	Atlanta, Georgia 30345 (CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of TEN ($10.00) DOLLARS---------- *Dollars,*

Cash in hand paid and other good and valid consideration, the receipt of which is hereby acknowledged, including the assumption by Jack L. Watkins of the balance remaining on a note, in the original principal sum of $32,500.00, with interest at the rate of 8.5% per annum, executed by William M. Stephens, Jr. and wife, to Realty Mortgage Inc. and secured by a Deed of Trust of record in Book 5055, page 68, Register's Office for Davidson County, Tennessee, which was assigned by instrument of record in Book 5056, page 97, Register's Office for Davidson County, Tennessee.

We, John C. Hailey and wife, Peggy T. Hailey

have this day bargained and sold, and do hereby transfer and convey unto the said Jack L. Watkins, single, his

XXXXXX *heirs and assigns,*

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

Land in Davidson County, Tennessee, being Lot No. 49 of Town Park Estates, of record in Book 3300, pages 64 and 65, Register's Office for said County, as follows;

Said Lot No. 49 fronts 68 feet on the westerly margin of Melvin Jones Drive and extends back on the northerly line 206.09 feet and 199.87 feet on the southerly line to a line in the rear measuring 68.28 feet thereon.

Being the same property conveyed to John C. Hailey and wife, Peggy T. Hailey, by deed from William M. Stephens, Jr.and wife, Margaret M. Stephens, dated April 29, 1977 and recorded in Book 5142, page 157, said Register's Office.

STATE OF TENNESSEE
COUNTY OF DAVIDSON } The actual consideration or value whichever is greater, for this transfer is $40,000.00

Subscribed and sworn to before me, this the 31 day of May 19 78

Affiant Jack L. Watkins

My commission expires: 10/14/80 (Affix Seal)

Notary Public Robert L. Darrow

NOTARY PUBLIC

This is unimproved ( ) improved ( ) property, known as 319 Melvin Jones Road (House Number) (Street) Nashville 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 Jack L. Watkins, single, his XXXXXX *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,* except by said Deed of Trust set out above.

We *further covenant and bind* ourselves and our *heirs and representatives, to warrant and forever defend the title to said real estate to said* Jack L. Watkins, single, his XXXXXXXX *heirs and assigns, against the lawful claims of all persons.*

Witness our *hand* S *this* 31st *day of* May, 19 78, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

John C. Hailey

Peggy T. Hailey

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Robert L. Dozier, *a Notary Public in and for said County and State,* John C. Hailey and wife, Peggy T. Hailey

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* 31st *day of* May, *19* 78

Robert L. Dozier
Notary Public

ROBERT L. DOZIER NOTARY PUBLIC DAVIDSON COUNTY TENNESSEE

Commission expires 10/14/80

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*.....

Commission expires .....

.....
Notary Public

WARRANTY DEED

FROM

John C. Hailey et ux

TO

Jack L. Watkins, single

JUN-1 78 CONV 40,000.00
JUN-1 78 S'TAX B* 104.00
JUN-1 78 PR'FEE B* .50
JUN-1 78 W'DEED B* 4.00 * 108.50

E 6 8 4 1 7

IDENTIF. REFERENCE

JUN 1 9 41 AM '78

FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TENN.

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

Phone 255-4631
NASHVILLE, TENNESSEE 37238