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FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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

Wilma S. Ledwell
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5th DAY OF July 1978

M. C. Peeler
Notary Public

MY COMMISSION EXPIRES: Exp. Perp.
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
RAMON E. WOMACK, Attorney-201 Thompson Ln.Bldg.-Nashville, TN 37211
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Ralph W.Watkins,Jr.etux (NAME)	The Lomas & Nettleton Co. (NAME)	Map. 134-13
4911 Sherman Oaks Rd. (STREET ADDRESS OR ROUTE NUMBER)	3200 Pacific Ave. (STREET ADDRESS)	Par. 233
Nashville, TN 37211 (CITY) (STATE) (P. O. ZIP)	Virginia Beach, VA 23451 (CITY) (STATE) (ZIP)	

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, THOMAS K. LEDWELL and wife, WILMA S. LEDWELL

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO RALPH W. WATKINS, JR., And wife, DONNA WATKINS

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. 349 on the Plan of Hillbrook Section 6, as of record in Book 4175, page 7, Register's Office for said County.

SAID Lot No. 349 fronts 103.0 feet on the westerly side of Sherman Oaks Drive and extends back 134.8 feet on the southerly line and 118.0 feet on the northerly line to a dead line in the rear measuring 53.1 feet thereon.

BEING the same property conveyed to Thomas K. Ledwell and wife, Wilma S. Ledwell by deed from Claude C. Gindraux and wife, Yvonne A.S.Gindraux of record in Book 4388, page 148, Register's Office for Davidson County, Tennessee.

As a part of the consideration herein the Grantees have assumed and agreed to pay the remaining unpaid balance of a certain note which is secured by a deed of trust executed by the grantors herein to J.J. Foley, Jr., Trustee, of record in Book 4298, page 861, Register's Office for Davidson County, Tennessee.

This is {unimproved / improved (x)} property, known as 4911 Sherman Oaks Drive, Nashville, TN 372 11
(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 30th day of June, 1978

Thomas K. Ledwell

Wilma S. Ledwell

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 Thomas K. Ledwell and wife, Wilma S. Ledwell

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 30th day of June 1978

Commission expires 1-19-82

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) as such _____ and _____ (they), 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

Thomas K. Ledwell and wife,

Wilma S. Ledwell

TO

Ralph W. Watkins, Jr. and wife,

Donna Watkins

E 7.4.7.7.3:

IDENTIF. REFERENCE

JUL 5 8 30 AM '78

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

JUL-5 78	CONV	42,500.00			
JUL-5 78	S'TAX		B*	110.50	
JUL-5 78	PR'FEE		B*	.50	
JUL-5 78	W'DEED		B*	4.00	* 115.00

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