BOOK 5343 PAGE 980

WARRANTY DEED

REAU E. FOLK, JR. FORM

MAP-PARCEL NUMBER(S)	NAME AND ADDRESS OF NEW OWNER(S)	SEND TAX BILLS TO
18-161-10	Mr/Mrs. Clyde Watkins	Mortgage Corp. of the South P. O. Box 10726 Birmingham, Alabama 35202
FIELD BOOK NUMBER(S) 6DU-63070	STREET ADDRESS OF SUBJECT PROPERTY (IF IMPROVED) 5180 Ashley Drive	LOAN OR ACCOUNT NO. 98671 PROPERTY IS [x] IMPROVED [ ] UNIMPROVED

EACH BOOK AND PAGE NUMBER REFERRED TO HEREIN, UNLESS OTHERWISE DESIGNATED, IS IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

For and in consideration of the sum of TEN DOLLARS ($10.00) and other good and valuable considerations, the receipt of which is hereby acknowledged, and in further consideration of the assumption of, and agreement by the grantees herein to pay, the principal balance now due, plus future interest, on a certain note dated August 29, 1977, in the original principal sum of $37,500.00, payable to Mortgage Corporation of the South, in monthly installments as set out in said note, with interest as set forth therein, and being secured by a deed of trust executed by W. Ronald Ellis and wife, Carolyn Sue Ellis to Lawrence Z. Crockett, Trustee, as of record in Book 5191, page 681,

W. RONALD ELLIS and wife, CAROLYN SUE ELLIS hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto CLYDE E. WATKINS and wife, IOLA C. WATKINS

hereinafter called the Grantee, his heirs, successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being Lot No. 125 on the Plan of Huntington Park, Section 1, as of record in Book 4175, page 10, Registr's Office for said County, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to W. Ronald Ellis and wife, Carolyn Sue Ellis, by deed from Fred W. Coles, Jr., and wife Jessie W. Coles, as of record in Book 5191, page 679.

This conveyance is made subject to restrictions in Book 4225, page 778.

SEP 29 80	CONV	41,216.03			
SEP 29 80	S'TAX		B*	107.12	
SEP 29 80	PR'FEE		B*	.50	
SEP 29 80	W'DEED		B*	4.00	* 111.62

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging, to the Grantee, his heirs, successors and assigns, forever.

And the Grantor covenants with the Grantee that he is lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered, Except as shown above

The Grantor further covenants and binds himself, his heirs, successors and representatives to warrant and defend the title to the said land to the Grantee, his heirs, successors and assigns against the lawful claims of all persons.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

In witness whereof, the Grantor has hereunto set his hand (if a corporation, has caused its name to be signed hereto by its duly authorized officers) on this, the 15th day of September, 1978.

W. Ronald Ellis

W. Ronald Ellis

Carolyn Sue Ellis

Carolyn Sue Ellis

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STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared the within named W. Ronald Ellis the bargainor(s), 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, the 15 day of September, 1978.

My commission expires: 4-18-82

Mary Ann Selley
Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared the within named Carolyn Sue Ellis 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, the 19th day of September, 1978.

My commission expires: 4/18/82

Mary Ann Selley
Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE WHICHEVER IS GREATER, FOR THIS TRANSFER IS $41,216.03

Carolyn Sue Ellis
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18 DAY OF September 1978

MY COMMISSION EXPIRES: 4/18/82 (AFFIX SEAL)

Mary Ann Selley
Notary Public

WARRANTY DEED

FROM
W. RONALD ELLIS AND WIFE

TO
CLYDE E. WATKINS AND WIFE

E 91406

IDENTIF. REFERENCE

SEP 29 10 31 AM '78

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Please Return to:
ORTALE, KELLEY, HERBERT & CRAWFORD
23rd Floor, Life & Casualty Tower
Nashville, Tennessee 37219

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, _____, a Notary Public in and for the State and County aforesaid, personally appeared _____ and _____, with whom I am personally acquainted, and who upon oath acknowledged _____ to be the _____ and _____, respectively, of _____, a corporation, the bargainor, and that _____, as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the said corporation by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at _____, Tennessee, this, the _____ day of _____, 19____.

My commission expires:

_____
Notary Public