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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 $ 22,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3rd DAY OF January, 1979.

Notary Public

MY COMMISSION EXPIRES: My Commission Expires JULY 27, 1982

(AFFIX SEAL)

This Instrument Was Prepared By
[illegible]NNEY, LACKEY & CHERNAU
218 Third Avenue North
Nashville, Tennessee 372[illegible]

THIS INSTRUMENT WAS PREPARED BY

NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Michael J. Sexton etux (NAME)	Fidelity Federal Savings & Loan (NAME)	72 - 13
1023 McClurkin Avenue (STREET ADDRESS OR ROUTE NUMBER)	401 Union Street (STREET ADDRESS)	Part 71
Nashville, Tennessee 37206 (CITY) (STATE) (P. O. ZIP)	Nashville, Tennessee 37219 (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, David C. Watkins, Jr., and wife, Karen Y. Watkins

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Michael J. Sexton and wife, Dorothy A. Sexton

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. 94 on the Plan of Trevecca Subdivision, of Renraw of record in Book 421, pages 72 and 73, said Register's Office.

Said Lot No. 94 fronts 50 feet on the northerly margin of McClurkan Avenue and runs back between parallel lines 155 feet to a 15 foot alley.

Being the same property conveyed to David C. Watkins, Jr., and wife, Karen Y. Watkins by deed from Clarence Perry, Hubert Perry, Claudean Jackson, Karen Elaine Perry and Sheila Perry of record in Book 5211, page 110, Register's Office for Davidson County, Tennessee.

This is unimproved ( ) improved (X) property, known as 1023 McClurkin Avenue (House Number) (Street) Nashville, Tennessee (P. O. Address) 37206 (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 3rd day of January, 19 79

David C. Watkins, Jr.

Karen Y. Watkins

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 David C. Watkins, Jr., and wife, Karen Y. Watkins

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 3rd day of January 19 79

Commission expires My Commission Expires OCT. 17, 1982

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

$22,000.00 113597-3

WARRANTY DEED

FROM David C. Watkins, Jr., and wife Karen Y. Watkins

TO Michael J. Sexton and wife, Dorothy A. Sexton

F. 0 8 5 3 6

IDENTIF. REFERENCE

JAN 8 3 28 PM '79

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

JAN-8[illegible]	CONV	22,000.00			
JAN-8[illegible]	S'TAX		B*	57.20	
JAN-8[illegible]	PR'FEE		B*	.50	
JAN-8[illegible]	W'DEED		B*	4.00	* 61.70