79-5-67

FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON } BOOK 5446 PAGE 183

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $32,950.00

Pamela J. Watkins
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st DAY OF June 19 79.

Notary Public

MY COMMISSION EXPIRES: 6/7/80

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

FOLEY & WEISS, ATTORNEYS 908 FIDELITY FEDERAL BUILDING NASHVILLE, TENNESSEE 37219
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
RUFUS C. WATKINS (NAME)	MERCANTILE MORTGAGE COMPANY (NAME)	80-7-35
1473 COUNTY HOSPITAL ROAD (STREET ADDRESS OR ROUTE NUMBER)	P. O. BOX 14569 (STREET ADDRESS)	13D-10520
NASHVILLE, TENNESSEE 37218 (CITY) (STATE) (P. O. ZIP)	ST. LOUIS, MISSOURI 63178 (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~~ I, JANICE SELLERS ESMOND STALLWORTH

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO RUFUS C. WATKINS and wife, PAMELA J. 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. 489 on the Plan of Section Five, Bordeaux Hills, of record in Book 3500, Page 114, Register's Office for said County.

Beginning at a point in the northwesterly margin of County Hospital Road at the corner of Lot Nos. 488 and 489; thence with the margin of said Road, southwesterly 40 feet to a concrete monument at the corner of the property of Davidson County; thence along the line of said property, northwesterly 269.5 feet to an iron pin; thence northeasterly 162 feet to a concrete monument; thence easterly 45 feet to the corner of Lot No. 488; thence with the line between Lots 488 and 489, southeasterly 278 feet to the point of beginning.

Being the same property conveyed to James H. Esmond and wife, Janice S. Esmond by deed from Robert M. Potter and wife, Lois D. Potter of record in Book 4672, Page 566, said Register's Office. The parties having been divorced and by decree of the 1st Circuit Court of Davidson County, Tennessee of record in Book 5058, Page 649, Register's Office for Davidson County, Tennessee. Title was divested out of James H. Esmond and vested in Janice S. (Sellers) Esmond.

Thomas E. Stallworth, husband of the above named Janice Sellers Esmond Stallworth joins in this conveyance for the purpose of releasing any and all rights he may have in and to the above described property, especially his marital rights.

This conveyance is subject to restrictive covenants of record in Book 3805, Page 783, Register's Office for said County; easements and setback lines as set forth on the above plan of record; and taxes for the current year which have been prorated and assumed by the Grantees herein.

This is unimproved ( ) improved (XX) property, known as 1473 County Hospital Road (House Number) (Street) Nashville, Tennessee 37218 (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 1st day of June, 19 79

Janice Sellers Esmond Stallworth
JANICE SELLERS ESMOND STALLWORTH

Thomas E. Stallworth
THOMAS E. STALLWORTH

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 JANICE SELLERS ESMOND STALLWORTH and husband THOMAS E. STALLWORTH

the bargainors, 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 1st day of June 1979

Commission expires 6/7/80

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 (their several oaths) (his oath) acknowledged (themselves) (himself) 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 JANICE SELLERS ESMOND STALLWORTH ET VIR

TO RUFUS C. WATKINS ET UX

F 33140

IDENTIF. T REFERENCE

JUN 6 2 05 PM '79

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

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

OFFICIAL RECEIPT
FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

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RECEIVED OF _____

FOR _____

CO - CONVEYANCE	CC - CERTIFIED COPY	MS - MISCELLANEOUS
MO - MORTGAGE	MR - RELEASE	ST - STATE TAX CONVEY.
WD - WARRANTY DEED	UC - UNIFORM COMMERCIAL CODE	ST - STATE TAX MORT.
TD - TRUST & DEED		PF - PROBATE FEES

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			32950.00- CO	
			85.54 CO TX	
			.50 PRFEE	
			4.00 WDEED	
			CHECK 90.04-	
7621A06/06/79			BAL .00	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

F-31140

IDENTIF. REFERENCE

JUN 6 2 06 PM '79

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

No. 688610