This instrument prepared by: Homer R. Ayers, Attorney at Law,
223 Madison St., Madison, TN 37115

6857 07/17 94.64- CHECK

BOOK 5466 PAGE 145

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO	MAP PARCEL NUMBERS
CLAUDE R. WATKINS, ET UX (NAME)	The Lomas and Nettleton Co. (NAME)	Map 50-13
3216 Ewingdale Drive (STREET ADDRESS OR ROUTE NUMBER)	P. O. Box 964 (STREET ADDRESS)	Parcel 51
Nashville, Tennessee (CITY) (P. O. ZONE) (STATE)	Virginia Beach, VA 23451 (CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of ----------TEN AND NO/100----------.

----------($10.00)---------- Dollars.

cash in hand paid, and other good and valuable considerations, receipt of which is hereby acknowledged,

OTTO FISHER CALDWELL AND WIFE, GLORIA ANN CALDWELL, hereinafter referred to as Grantors,

have this day bargained and sold, and do hereby transfer and convey unto the said CLAUDE R. WATKINS AND WIFE, ELIZABETH WATKINS, hereinafter referred to as Grantees, their (successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows

Land in Davidson County, Tennessee, being Lot No. 69 on the Plan of Golden Valley Estates, Section 1, of record in Book 4175, page 142, Register's Office for Davidson County, Tennessee.

Said Lot No. 69 fronts 60.93 feet along the westerly margin of Ewingdale Drive and runs back between lines 78.28 feet on the northerly line and 144.43 feet on the southerly line to a dead line in the rear on which it measures 83 feet.

Being the same property conveyed to Otto Fisher Caldwell and wife, Gloria Ann Caldwell by deed from Gaines Home Building Corporation, of record in Book 4559, page 113, Register's Office for Davidson County, Tennessee.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 33,900.00

Subscribed and sworn to before me, this the 13th day of July, 19 79

Affiant

My commission expires 8-6-1982
(Affix Seal)

Notary Public

This is unimproved ( ) property, improved (X) property, known as 3216 Ewingdale Dr., Nashville, Tennessee
(House Number) (Street) 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 grantees, their (successors), heirs and assigns forever. We covenant that we are lawfully seised and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said grantees, their (successors), heirs and assigns, against the lawful claims of all persons.

Witness our hand s this 13th day of July, 1979, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

Otto Fisher Caldwell

Gloria Ann Caldwell

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, OTTO FISHER CALDWELL AND WIFE, GLORIA ANN CALDWELL

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 Madison Tennessee, this 13th day of July, 19 79.

Carolyn F. Waddell Notary Public

Commission expires 3/15/81

CAROLYN F. WADDELL NOTARY PUBLIC STATE OF TENNESSEE LARGE

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.....

.....Notary Public

Commission expires.....

F 4 0 4 2 7

IDENTIF. REFERENCE

JUL 17 10 18 AM '79

FELIX Z. HUDSON REGISTER
DAVIDSON COUNTY, TENN.

WARRANTY DEED

FROM

CALDWELL

TO

WATKINS

Compliments of
Commonwealth Title Agency of Nashville, Inc.
Suite 106 Madison Bldg.
223 Madison St.
MADISON, TENNESSEE 37115

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

BOOK 5466 PAGE 147

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
			33900.00- CO	
			66.14 CO TX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK	94.64-
6857A	07/17/79		BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

F 40427

IDENTIF. REFERENCE

JUL 17 10 18 AM '79

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

No. 697575