3117 12/79 162.50- CHECK

FORM NO. WD-1

BOOK 5546 PAGE 595

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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

$60,000.00 Robert C. Watkins
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18th DAY OF December 19 79

Peggy W. Taylor
Notary Public

MY COMMISSION EXPIRES: 7/19/81

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

TITLE ESCROW, INC. (NAME) 311 Plus Park Blvd, Nashville, Tennessee (ADDRESS)

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Robert C. & Peggy J. Watkins (NAME)	Same (NAME)	161-8
5217 Larkway Drive (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	Par. 5
Nashville, Tn. 37211 (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	6DU-66220

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, Henry T. Taylor and wife, Mildred J. Taylor

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Robert C. Watkins and wife, Peggy 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:

BEING Lot No. 30 on the Plan of Kingswood Park, as of record in Book 2900, page 70, said Register's Office.

SAID Lot fronts 180 feet on the west side of Larkway Drive and runs back 227.1 feet on the north line and 155 feet on the south line to a dead line in the rear, which is a broken line, on which it measures 205.3 feet.

BEING the same property conveyed to Henry T. Taylor and wife, Mildred J. Taylor by deed from James E. Adams of record in Book3467, page 543, Register's Office for Davidson County, Tennessee.

THIS conveyance subject to restrictive covenants of record in Book 2963, page 543, as corrected in Book 3177, page 227 and Book 3030, page 491, said Register's Office, and such easements and setback lines of record in Plat Book 2900, page 70.

This is unimproved ( ) improved (XX) property, known as 5217 Larkway Drive (House Number) (Street) Nashville, Tn. 37211 (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 hands this 18th day of December, 19 79

Henry T. Taylor — Henry T. Taylor

Mildred J. Taylor — Mildred J. Taylor

BOOK 5546 PAGE 596

STATE OF TENNESSEE
Davidson County

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Henry T. Taylor and Mildred J. Taylor

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 18th day of December 1979

Commission expires 7/19/81

Jane N. Flay
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

WARRANTY DEED

FROM

Henry T. Taylor and wife,

Mildred J. Taylor

TO

Robert C. Watkins and wife,

Peggy J. Watkins

F 6 9 0 6 5

T
IDENTIF. REFERENCE

DEC 20 1 28 PM '79

FELIX Z. WILSON III REGISTER
DAVIDSON COUNTY, TENN.

File Box 24

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

BOOK 5545 PAGE 597

RECEIVED OF _____

FOR _____

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			60000.00-	CO
			156.00	CO TX
			.50	PRFEE
			6.00	WDEED
			CHECK	162.50-
3117A12/20/79			BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

F69065

IDENTIF. REFERENCE

DEC 20 1 28 PM '79

FELIX Z. WILSON — REGISTER
DAVIDSON COUNTY, TENN.

No. 732771