6670 01/11 184.60- CHECK

BOOK 5553 PAGE 936 FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 68,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4TH DAY OF JANUARY, 19 80.

Notary Public

MY COMMISSION EXPIRES: 10-25-83

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
TITLE ESCROW, INC., 311 PLUS PARK BLVD., SUITE 218, NASHVILLE, TN. 37217
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
John D. Watkins (NAME)	Third National Mortgage Company (NAME)	149-6
2420 Ponderosa Way (STREET ADDRESS OR ROUTE NUMBER)	P.O. Box 2628 (STREET ADDRESS)	5
Antioch, TN 37013 (CITY) (STATE) (P. O. ZIP)	Nashville, TN 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, Steve Vandevender Builders, Inc.

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO John D. Watkins et ux Neva L. 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. 16 on the plan of Pebble Creek Subdivision, Section 3, of record in Plat Book 5210, page 169, Register's Office, Davidson County, Tennessee.

BEING the same property conveyed to Steve Vandevender Builders, Inc., by deed from Shelter Development Corporation, of record in Book 5479, page 19, said Register's Office.

THIS conveyance is subject to restrictions of record in Book 5446, page 678, said Register's Office.

THIS conveyance is subject to an easement for drainage and public utilities and building lines of record in Plat Bock 5210, page 169, said Register's Office.

THIS conveyance is subject to any and all existing easements of record.

unimproved ( )
This is improved (XX) property, known as 2420 Ponderosa Way (House Number) (Street) Antioch, Tn (P. O. Address) (City or Town) 37013 (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 my hand this 4TH day of JANUARY, 19 80

Steve Vandevender Builders, Inc.

Steve Vandevender, President

STATE OF TENNESSEE
Davidson County

BOOK 5553 PAGE 937

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named _____

_____

_____

the bargainor___, with whom I am personally acquainted, and who acknowledged that _____ executed the within instrument for the purposes therein contained. Witness my hand and official seal at _____, Tennessee, this _____ day of _____ 19___

Commission expires _____

_____
Notary Public

STATE OF TENNESSEE
Davidson County

Before me the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Steve Vandevender and _____ with whom I am personally acquainted and who upon (his oath) acknowledged (himself) to be the President and _____ respectively of the Steve Vandevender Builders, Inc. the within named bargainor, a corporation, and that (he) as such President 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 Steve Vandevender as such President, and attesting the same by the said _____ as such _____

Witness my hand and official seal at office at Nashville on this the 4th day of January, 19 80

My commission expires 10-15-83

William F. West
Notary Public

WARRANTY DEED

FROM
Steve Vandevender Builders, Inc.

TO
John D. Watkins

F 71773

IDENTIF. REFERENCE

JAN 11 10 49 AM '80

REGISTER
DAVIDSON COUNTY, TENN.

title escrow, inc.

219 fortune building 1
31[illegible] oulevard
ashville, tennessee 37217

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____ BOOK 5553 PAGE 938

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
			68500.00- CO	
			176.10 CO TX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK 184.60-	
6670A01/11/80			BAL .00	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

F 71773

IDENTIFICATION REFERENCE

JAN 11 10 49 AM '80

No. 736207