THIS INSTRUMENT PREPARED BY: Homer R. Ayers, Attorney at Law
223 Madison Street
Madison, Tn 37115

BOOK 5627 PAGE 352

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
BOBBY W. WATKINS, ET UX	The Lomas & Nettleton Co.	54-13
(NAME)	(NAME)	
3251 Lakeshore Drive	P. O. Box 964	44
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Old Hickory, TN 37138	Virginia Beach, VA 23451	LW 4830
(CITY) (P. O. ZONE) (STATE)	(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 consideration, the receipt of which is hereby acknowledged,

WILLIE CHANCE, JR., AND WIFE, BARBARA ANN CHANCE, hereinafter referred to as Grantors,

have this day bargained and sold, and do hereby transfer and convey unto the said BOBBY W. WATKINS AND WIFE, MARIA D. WATKINS

(successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being Lot No. 5 on the Plan of R. D. Stanfords Subdivision of Lot No. 16, Section I of the Dobbs & Elliott Tract of record in Book 843, page 79, Register's Office for said County, described as follows:

Said Lot No. 5 fronts 85 feet on the southeasterly side of Lakeshore Drive, formerly Pitts Avenue, and runs back 296 feet on the northeasterly line and 305 feet on the southwesterly line to a rear line measuring 70 feet thereon.

Being the same property conveyed to Willie Chance, Jr., and wife, Barbara Ann Chance, by deed from Loyd Ray Dunham, Jr., and wife, Wanda Lynn Durham, of record in Book 4793, page 521, 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 $ 37,000.00

Subscribed and sworn to before me, this the 18 day of July 19 80.

Affiant Bobby W. Watkins

My commission expires: 3/15/81 (Affix Seal)

Notary Public Carolyn T. Waddey

unimproved ( )
This is improved (X) property, known as 3251 Lakeshore Drive, Old Hickory, TN 37138
(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 seized 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 hands this 18 day of July 19 80 *the corporate party, if any, has caused its name to be signed hereto by the duly authorized officers on said day and date.*

Willie Chance Jr.

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, WILLIE CHANCE, JR., AND WIFE, BARBARA ANN CHANCE

the within named bargainor S, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purpose therein contained.

Witness my hand and official seal at Madison Tennessee, this 18 day of July, 19 80

Carolyn F. Waddey Notary Public

Commission expires 3/15/81

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

WARRANTY DEED

FROM

WILLIE CHANCE, JR., ET UX

TO

BOBBY W. WATKINS, ET UX

F 9 8 6 0 1

IDENTIFICATION

Jul 22 10 11 AM '80

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

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____ BOOK 5627 PAGE 354

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
			3700[illegible].00- CO	
			96.20 CO TX	
			.50 PRFEE	
			6.00 MDEED	
			CHECK	102.70-
0524 07/27/89			BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

F98601

T

IDENTIFICATION

Jul 22 10 11 AM '89

No. 769169