This instrument prepared by:
Joseph B. Pitt, Jr., Attorney
First American Center
Nashville, Tennessee 37238

BOOK 5633 PAGE 51

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Thomas L. Watson and wife, Gwendolyn J. Watson	First Tennessee Bank N. A. Memphis	59-11-197
(NAME)	(NAME)	
619 Rowan Court	P. O. Box 474	
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, Tennessee 37207	Memphis, Tennessee 38101	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of Ten and no/100----------
----------($10.00)---------- *Dollars,*

cash in hand paid by Thomas L. Watson and wife, Gwendolyn J. Watson and other good and valuable considerations accepted as cash, the receipt of all of which is hereby acknowledged, and for a further consideration the said Thomas L. Watson and wife, Gwendolyn J. Watson have assumed and agree to pay the unpaid balance of an original indebtedness in the amount of $29,800.00, secured by deed of trust of record in Book 5403, page 450, Register's Office for Davidson County, Tennessee,

We, William K. Fleming and wife, Patricia A. Fleming

have this day bargained and sold, and do hereby transfer and convey unto the said Thomas L. Watson and wife, Gwendolyn J. Watson

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

Land in Davidson County, Tennessee, being Lot No. 521 on the Plan of Haynes Manor, Section 4, as of record in Book 4175, page 90, Register's Office for said County.

Said Lot No. 521 fronts 75.00 feet on the south side of Rowan Court and extends back 140.5 feet on the west line and 138.4 feet on the east line to a dead line measuring 89.5 feet thereon.

Being the same property conveyed to William K. Fleming and wife, Patricia A. Fleming by deed from James M. Stone and wife, Pearl M. Stone, of record in Book 5403, page 448, Register's Office for said County.

This conveyance is subject to the plan of record in Book 4175, page 90, Register's Office for said County, shows an Owner's Certificate, a 30-foot minimum building setback line from Rowan Court, and a 10-foot easement for public utility and drainage purposes, and a 2.5 X 30-foot anchor easement; and restrictive covenants of record in Book 4378, page 976, Register's Office for said County.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 38,000.00

Subscribed and sworn to before me, this the 1 day of August 19 80

Affiant

My commission expires: 4/27/83 (Affix Seal)

Notary Public

unimproved (...)
This is improved XX property, known as 619 Rowan Court, Nashville, Tennessee 37207
(House Number) (Street) P.O. Address: (City or Town)

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto 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., except for 1980 taxes which are prorated and assumed by the purchasers.

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.

Whenever 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 1st *day of* August, *19* 80, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

William K. Fleming

William K. Fleming

Patricia A. Fleming

Patricia A. Fleming

Tenn. Doc. Fee 1980 $38.00

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Wm. C. Caldwell, a Notary Public in and for said County and State ~~William K. Fleming and wife,~~ Patricia A. Fleming ~~wife~~ 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 Nasiville, Tennessee, this 1 day of August, 19 8

Wm. C. Caldwell Notary Public

Commission expires 4/17/83

Connecticut
STATE OF ~~TENNESSEE~~) West Hartford
COUNTY OF ~~DAVIDSON~~)
Hartford

Before me, Gerald F. Dierman, a Notary Public of the State and County aforesaid, personally appeared William K Fleming with whom I am personally acquainted, and who upon oath, acknowledged ~~self to be~~ that he ~~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 West Hartford Connecticut this 30th day of July, 1980

GERALD F. DIERMAN
NOTARY PUBLIC
MY COMMISSION EXPIRES MARCH 31, 1981

Gerald F. Dierman Notary Public

Commission expires

3607

WARRANTY DEED

FROM
William K. Fleming and wife,
Patricia A. Fleming

TO
Thomas L. Watson and wife,
Gwendolyn J. Watson

Mail deed to:
William C. Caldwell
4205 Hillsboro Rd. Suite 104
Nashville, TN 37215
Off: 383-0500 Res: 383-2014

G 0 0 7 6 1

IDENTIF. REFERENCE

AUG 5 9 15 AM '80

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Compliments of
Chicago Title Insurance Company
First Floor — First American Center
Phone 255-4631
NASHVILLE, TENNESSEE 37238

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

BOOK 5633 PAGE 53

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
			38000.00- CO	
			98.00 CO TX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK	105.30-
3607A08/05/80			BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

G 0 0 7 6 1

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IDENTIF. REFERENCE

AUG 5 9 15 AM '80

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

No. 771755