Prepared by: Gail Pigg, Attorney
One Commerce Place
Nashville, TN 37239

BOOK 5642 PAGE 433

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
John D. Watkins and wife, ~~Amelia S. Watkins~~ (NAME)	First & Mid-South Mortgage Co.	129-3
130 Brookhollow Road (STREET ADDRESS OR ROUTE NUMBER)	P. O. Box 2568 (NAME)	#34
Nashville, Tennessee (CITY) (STATE) (ZIP)	Nashville, TN 37219 (STREET ADDRESS) (CITY) (STATE) (ZIP)	8DZ-69372

FOR AND IN CONSIDERATION of the sum of Ten and No/100 ($10.00)----------

----------*Dollars,*

and other good and valuable consideration, the receipt of which is hereby acknowledged, and the assumption by the grantee of the unpaid principal balance of a note payable to First and Mid-South Mortgage Company, secured by a deed of trust of record in Book 5131, page 14, Register's Office for Davidson County, Tennessee, and the assumption of the escrow account therewith

JAMES R. ROSE and wife, RUTH C. ROSE

have this day bargained and sold, and do hereby transfer and convey unto the said

JOHN D. WATKINS and wife, AMELIA S. WATKINS

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. 12 on the Plat of West Meade Ridge, Section II, as of record in Book 4460, page 7, Register's Office for said County, described as follows:

Beginning at a point in the southeast corner of said lot, said point being in the easterly margin of Brookhollow Road and said point being 264.87 feet from the centerline of East Valley Court measured northwardly along the easterly margin of Brookhollow Road; thence north 35° 38' west a distance of 200.0 feet to a point; thence north 54° 22' east a distance of 452.04 feet to a point; thence south 35° 38' east a distance of 200.0 feet to a point; thence south 54°22' west a distance of 452.04 feet to the point of beginning.

Being the same property conveyed to James R. Rose and wife, Ruth C. Rose, by deed from Edward Thomas Gray and wife, Patricia Corcoran Gray, of record in Book 5034, page 410, 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 $ 245,000.00

Subscribed and sworn to before me, this the 22nd day of August 19 80

Affiant

My commission expires: 2/23/81 (Affix Seal)

Notary Public

unimproved ( )
This is improved (X) property, known as 130 Brookhollow Road, 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 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; deed of trust in Bk.5131,p.14;plan of record in Bk.4460,p.7;easement in Bk.4585,p.82(restrictions in Bk.1427,p.19 & Bk.4492,p.949

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 22nd *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.*

James R. Rose

Ruth C. Rose

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STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Gail Pigg, *a Notary Public in and for said County and State,* James R. Rose and wife, Ruth C. Rose

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 Nashville, *Tennessee, this* 22nd *day of* August, *19* 80.

Gail Pigg *Notary Public*

Commission expires 2/23/81

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 .....

8145

WARRANTY DEED

FROM

James R. Rose et ux

TO

John D. Watkins et ux

G 0 4 4 1 1

IDENTIF. REFERENCE

AUG 26 11 30 AM '80

FELIX Z. WILSON JR. REGISTER
DAVIDSON COUNTY, TENN.

Compliments of
Chicago Title Insurance Company
First Floor — First American Center

Phone 255-4631
NASHVILLE, TENNESSEE 37238

Felix Boyd 26
Chicago Title Insurance Company
2000 Richard Jones Road
Nashville, Tenn. 37215
Phone 298-2627

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

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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
			245000.00-	CO
			637.00	CO TX
			.50	PRFEE
			6.00	WDEED
				CHECK 643.50-
8145A08/26/80				BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

G04411

T
IDENTIF. REFERENCE

AUG 26 11 30 AM '80

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TENN.

No. 776142