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Form No. WD-1

IDENTIF. REFERENCE

OCT 7 10 04 AM '80

FELIX ... DAVIDSON COUNTY ...

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $127,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6th DAY OF October, 19 80

Notary Public

MY COMMISSION EXPIRES: July 2nd, 1984

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Guaranty Escrow Services, 705 American Trust Bldg., Nashville, TN.
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Thomas E. Watts, Jr. (NAME)	Same (NAME)	130-7-86
708 Lynwood Boulevard (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, TN. 37205 (CITY) (STATE) (P. O. ZIP)	(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, WILSON B. ARMISTEAD and wife, MARTHA S. ARMISTEAD

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO THOMAS E. WATTS, JR. and wife, MARY LOU WATTS

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:

LAND in Davidson County, Tennessee, being the southerly part of Lot No. 208 and the northerly part of Lot No. 209 on the Map of Royal Oaks Land Company's Subdivison of the Baker Tract as of record in Book 421, pages 102 and 103, Register's Office for said County, and described according to a copy of a survey made by T. R. Sanford, Surveyor, August 22, 1955, as follows:

BEGINNING at a stake or iron pin in the easterly margin of Lynwood Boulevard, 64 feet 6 inches northerly from the corner of Lots Nos. 208 and 209; thence easterly 340 feet 6 inches to a point in the westerly line of Lot No. 219; thence with the line between Lots Nos. 208 and 219 and Lots Nos. 218 and 209; southerly, passing the corner of said four lots at 88 feet 8 inches, in all 130 feet to a point which is 41 feet 4 inches south of the common corner of said four lots; thence westerly 361 feet 2 inches to a stake in the easterly margin of Lynwood Boulevard; thence with the margin of said Boulevard, northerly 150 feet to the point of beginning.

BEING the same property conveyed to Wilson B. Armistead and wife, Martha S. Armistead by deed from Robert F. Halleck and wife, Elizabeth C. Halleck, of record in Book 4004, page 781, Register's Office for Davidson County, Tennessee.

This is unimproved ( ) improved (XX) property, known as 708 Lynwood Boulevard, Nashville, Tennessee 37205
(House Number) (Street) (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 6th day of October, 1980

Wilson B. Armistead — Martha S. Armistead

WILSON B. ARMISTEAD — MARTHA S. ARMISTEAD

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STATE OF TENNESSEE
Davidson County

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Wilson B. Armistead and wife, Martha S. Armistead, 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 6th day of October 1980.

Commission expires July 21st, 1984

Thomas D. Suptas
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 (their several oaths) acknowledged (themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that (he) 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 _____

(his oath) (himself) (they)

Witness my hand and official seal at office at _____ on this the _____ day of _____, 19____

My commission expires _____

_____
Notary Public

WARRANTY DEED

FROM

Wilson B. Armistead and wife,

Martha S. Armistead

TO

Thomas E. Watts, Jr. and wife,

Mary Lou Watts

HOWSER, THOMAS, SUMMERS
BINKLEY & ARCHER, ATTYS.
300 JAMES ROBERTSON PKWY.
NASHVILLE, TN 37201

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF ~~BOOK~~ 5661 ~~PAGE~~ 242

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
			127000.00-	CO
			330.20	CO TX
			.50	PRFEE
			6.00	WDEED
			CHECK	336.70-
6820A	10/07/80		BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

G I. I. 3 8 2

T

IDENTIF. REFERENCE

OCT 7 10 04 AM '80

FELIX Z. WILSON, II
DAVIDSON COUNTY, TENN.

No. 784525