FORM NO. WD-1

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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR ~~THIS~~ TRANSFER IS $ 38,554.56

Rose Mary Nation
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th DAY OF Nov. 1980

Notary Public

MY COMMISSION EXPIRES: Oct. 15, 1983

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
BECK & BECK , 1209 Dickerson Road, Nashville, Tenn. 37207
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Nathaniel Nation, ET UX	The Lomas and Nettleton Co.	Map 50-13
(NAME)	(NAME)	
3216 Ewingdale Drive	P.O. Box 964	Parcel 51
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, Tenn. 37207	Virginia Beach, VA. 23451	
(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, Claude R. Watkins and wife Elizabeth Watkins

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Nathaniel Nation and wife Rosemary Nation

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 Lot No. 69 on the plan of Golden Valley Estates, Section 1, of record in Book 4175, page 142, Register's Office for Davidson County, Tennessee.

SAID Lot No. 69 fronts 60.93 feet along the westerly margin of Ewingdale Drive and runs back between lines 78.28 feet on the northerly line and 144.43 feet on the Southerly line to a dead line in the rear on which it mearsures 83 feet.

BEING the same property conveyed to Claude R. Watkins and wife Elizabeth Watkins by deed from Otto Fisher Caldwell and wife, Gloria Ann Caldwell by deed of record in Book 5466, page 145, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to a certian deed of trust of record in Book 5466 page 147, R.O.D.C., in the principal sum of $33,550.00, the type of loan is FHA 245 deferred intrest type, with graduated payments. The escrow account shall pass to the Grantees as part of the consideration.

unimproved ( )
This is improved (X) property, known as 3216 Ewingdale Drive, Nashville, Tennessee 37207
(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 26th day of November, 19 80

Claude R. Watkins
CLAUDE R. WATKINS

Elizabeth Watkins
ELIZABETH WATKINS

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Claude R. Watkins and wife Elizabeth Watkins.

the bargainors, 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 26th day of November, 80.

Commission expires Oct. 15, 1983

Ann Hendley
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 (his oath / their several oaths) acknowledged (himself / themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that (he / they) 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 _____.

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

My commission expires _____

_____
Notary Public

WARRANTY DEED

FROM

TO

G 1-9869

RUSH

IDENTIF. REFERENCE

DEC 2 3 04 PM '80

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TENN.

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

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
			36554.56- CO	
			100.36 CO TX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK 106.86-	
7606A	12/02/80	BAL	.00	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

G 1.98669

T
IDENTIF. REFERENCE

DEC 2 3 04 PM '80

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

No. 794965