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 $ 165,000.00

S. Ralph Gordon, Jr.
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12th DAY OF February 1981

Notary Public

MY COMMISSION EXPIRES: 5/10/82
(AFFIX SEAL)

mail

THIS INSTRUMENT WAS PREPARED BY
S. Ralph Gordon, Attorney, Suite 200, 430 Third Avenue North, Nashville, Tenn. 37201
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Charles H. Watkins et ux (NAME)	Same (NAME)	116-8-G187
% I. R. Schulman, Attorney		
501 Union St. (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, Tenn. (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, Jack H. Dalton and wife, Jeanette H. Dalton

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Charles H. Watkins and wife, Johnnie L. Watkins

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:

A certain building site being Lot No. 187, as shown on the Plan of Sugartree, Phase III, which is of record in Book 5050, Pages 67-71, and amended in Book 5169, Page 426, Book 5191, Page 412, Book 5222, Page 468, Book 5238, Page 93, and Book 5506, Page 118, in the Register's Office for Davidson County, Tennessee, to which specific reference is here made and together with an appurtenant, non-exclusive interest in the common and limited areas as shown on said Plan and as provided in the Declaration of Covenants, Conditions, and Restrictions referred to hereinbelow.

Being part of the same property conveyed to Jack H. Dalton and wife, Jeanette H. Dalton by deed of record in Book 5577, Page 207, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the Declaration of Covenants, Conditions and Restrictions of record in Book 4857, Page 157, as supplemented and amended by instruments of record in Book 4874, Page 463, Book 4911, Page 356, Book 4996, Page 126, Book 5003, Page 688, Book 5087, Page 220, Book 5152, Page 401, and Book 5514, Page 138, said Register's Office, and by set-back lines, easements, limitations and conditions as shown on the said Plan of record.

This is unimproved ( ) improved (XX) property, known as 187 Moultrie Park, 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 12th day of February, 19 81

Jack H. Dalton
Jack H. Dalton

Jeanette H. Dalton
Jeanette H. Dalton

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STATE OF TENNESSEE
Davidson County

BOOK 5711 PAGE 295

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Jack H. Dalton and wife, Jeanette H. Dalton

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 12th day of February 1981

Commission expires [illegible]

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

193 02/17 435.50- CHECK

WARRANTY DEED

FROM
Jack H. Dalton and wife,
Jeanette H. Dalton

TO
Charles H. Watkins and wife,
Johnnie L. Watkins

329566

IDENTIF. REFERENCE

FEB 17 1 34 AM '81

FELIX E. DYER, 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
			165000.00- CO	
			429.00 CO TX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK	435.50-
0193A02/17/81			BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

329566

T
IDENTIF. REFERENCE

FEB 17 1 34 AM '81

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TENN.

No. 807075