This Instrument Prepared By:
John W. Kelley, Jr.
Kelley, Herbert & Crawford
23rd Floor, L & C Tower
Nashville, Tennessee 37219

WARRANTY DEED

REAU E. FOLK, JR. FORM

MAP-PARCEL NUMBER(S)	NAME AND ADDRESS OF NEW OWNER(S)	SEND TAX BILLS TO
146-16-31	Mr/Mrs Steve W. Watson	New Owner BOOK 5731 PAGE 55
FIELD BOOK NUMBER(S)	STREET ADDRESS OF SUBJECT PROPERTY (IF IMPROVED)	LOAN OR ACCOUNT NO.
6DU-34315	475 Hogan Road	PROPERTY IS ☒ IMPROVED ☐ UNIMPROVED

EACH BOOK AND PAGE NUMBER REFERRED TO HEREIN, UNLESS OTHERWISE DESIGNATED, IS IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

9421 04/09 4:30 CHECK

For and in consideration of the sum of TEN DOLLARS ($10.00) and other good and valuable considerations, the receipt of which is hereby acknowledged,

ROBERT EARL JOHNSTON

hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto STEVE W. WATSON and wife, CRISTI G. WATSON

hereinafter called the Grantee, his heirs, successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being Lot No. 82 on the Plan of Brentwood Hall, Section IV, as of record in Book 2083, page 90.

Said Lot No. 82 begins at a point in the southerly margin of Hogan Road, the common corner of Lots 81 and 82; thence in an easterly direction with the margin of Hogan Road, 104.0 feet to a point, the common corner of Lots 82 and 83; thence in a southerly direction along the line between Lots 82 and 83, 114.8 feet to a point; thence south 41 degrees 01 minutes west 55 feet to a point; thence north 86 degrees 51 minutes west 68 feet to a point, the common corner of Lots 81 and 82; thence along the line between said lots 81 and 82, in a northerly direction 161.0 feet to the point of beginning.

Being the same property conveyed to Robert Earl Johnston, by Quitclaim Deed from Barbara S. Johnston, as of record in Book 5337, page 127.

This conveyance is made subject to restrictions of record in Book 2198, page 3; Book 1788, page 143; Book 2277, page 413.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging, to the Grantee, his heirs, successors and assigns, forever.

And the Grantor covenants with the Grantee that he is lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered., Except 1981 taxes which have been prorated and assumed by Grantees.

The Grantor further covenants and binds himself, his heirs, successors and representatives to warrant and defend the title to the said land to the Grantee, his heirs, successors 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.

In witness whereof, the Grantor has hereunto set his hand (if a corporation, has caused its name to be signed hereto by its duly authorized officers) on this, the 7th day of April, 19 81

Robert Earl Johnston

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BOOK 5731 PAGE 56

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared the within named Robert Earl Johnston the bargainor(s), with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this, the 7th day of April, 1981.

My commission expires: 4-10-82

Notary Public

NOTARY PUBLIC DAVIDSON COUNTY

STATE OF _____
COUNTY OF _____

Before me, _____, a Notary Public in and for the State and County aforesaid, personally appeared the within named _____

the bargainor(s), with whom I am personally acquainted, and who acknowledged that _____ executed the within instrument for the purposes therein contained.

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

My commission expires: _____ Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE WHICHEVER IS GREATER FOR THIS ~~TRANSFER~~ IS

$ 54,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7th DAY OF April 19 81

MY COMMISSION EXPIRES 4-10-82 (AFFIX SEAL) Notary Public

NOTARY PUBLIC DAVIDSON COUNTY

WARRANTY DEED

FROM

ROBERT EARL JOHNSTON

TO

STEVE W. WATSON AND WIFE

G. 3. 6. 7 8 2

IDENTIF. REFERENCE

APR 9 3 06 PM '81

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

Please Return to:
ORTALE, KELLEY, HERBERT & CRAWFORD
23rd Floor, Life & Casualty Tower
Nashville, Tennessee 37219

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, _____, a Notary Public in and for the State and County aforesaid, personally appeared _____ and _____, with whom I am personally acquainted, and who upon oath acknowledged _____ to be the _____ and _____, respectively, of _____, a corporation, the bargainor, and that _____, as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the said corporation by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at _____, Tennessee, this, the _____ day of _____ ____, 19____.

My commission expires: _____

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF ~~BOOK~~ 5731 ~~PAGE~~ 57

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
			54000.00-	CO
			140.40	CO TX
			.50	PRFEE
			6.00	WDEED
			CHECK	146.90-
9421	04/09/81		BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

G 3 6 7 8 2

IDENTIF. REFERENCE

APR 9 3 06 PM '81

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

No. 815947