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BOOK 5777 PAGE 60

FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 63,364.85

Ralph C. Watson, Jr.
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF July, 19 81.

Grace W. Floyd
Notary Public

MY COMMISSION EXPIRES: 4/21/85

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Harold Reeves, Attorney 640 Spence Lane Nashville, Tn. 37217
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Ralph C. & Mary Ruth Watson (NAME)	Fidelity Federal Savings & Ln. Assoc. (NAME)	2D 41902
3428 Timber Trail Dr. (STREET ADDRESS OR ROUTE NUMBER)	401 Union Street (STREET ADDRESS)	150-3
Antioch, Tn. 37013 (CITY) (STATE) (P O ZIP)	Nashville, Tn. 37219 (CITY) (STATE) (ZIP)	31

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, Kenneth J. Peterson and wife Nelda A. Peterson

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Ralph C. Watson, Jr. and wife, Mary Ruth M. Watson

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:

BEING Lot No. 17 on the Plan of The Country, Section 2, as of record in Book 5050, page 40, Register's Office, Davidson County, Tennessee.

SAID Lot no. 17 fronts 26.7 feet on the westerly side of Timber Trail and runs back 132.02 feet on the southerly line and 165.94 feet on the northerly line to a broken line in the rear measures 158.39 feet thereon.

BEING the same property conveyed to Kenneth J. Peterson and wife Nelda A. Peterson by deed from Randall Phillips Builders, Inc. of record in Book 5251, page 390, Register's Office, Davidson County, Tennessee.

THIS conveyance is subject to restrictions of record in Book 5111, page 606, said Register's Office.

THIS conveyance is subject to 30 foot minimum building setback line of record in Book 5050, page 40, said Register's Office.

GRANTEES hereby agree to assume and pay the Mortgage to Fidelity Federal Savings & Loan Assoc. of record in Book 5251, page 392, said Register's Office. Escrow Account and insurance to be transferred to Grantees.

THIS instrument is executed on behalf of Kenneth J. Peterson and wife, Nelda A. Peterson by June Newby as their Attorney in Fact pursuant to a Power of Attorney which is being placed of record currently herewith.

This is unimproved ( ) improved (X) property, known as 3428 Timber Trail, Antioch, Tennessee 37013
(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 seised 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 30th day of July, 19 81

Kenneth J. Peterson by June Newby
Kenneth J. Peterson

Nelda A. Peterson by June Newby
Nelda A. Peterson

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 ~~Kenneth J. Peterson and wife Nelda A. Peterson~~

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 30th day of July 19 81

Commission expires 4/21/85

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

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WARRANTY DEED

FROM
Kenneth J. Peterson and wife
Nelda A. Peterson

TO
Ralph C. Watson, Jr. and wife,
Mary Ruth M. Watson

IDENTIF. REFERENCE

JUL 31 12 01 PM '81

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

File Box 24

title escrow, inc.
suite 218
640 sperce lane
nashville tennessee 37217

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named June Newby with whom I am personally acquainted, and who acknowledged that they executed the within instrument on behalf of Kenneth J. Peterson and wife, Nelda A. Peterson as their Attorney in fact as the free act and deed of the within named Kenneth J. Peterson and wife, Nelda A. Peterson.

Witness my hand and official seal at Nashville, Tennessee, this the 30th day of July 1981.

My Comm. expires: 4/21/85

Gene N. Floyd
Notary Public

NOTARY PUBLIC AT LARGE STATE OF

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
			63364.35- CO	
			164.84 CO TX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK	171.34-
9833A	07/31/81		BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

G 5,3 2 1.1

IDENTIF. REFERENCE T

JUL 31 12 01 PM '81

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

No. 835628