BOOK 5789 PAGE 592

5670 08/31 214.50 CHECK

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY
DEARBORN & EWING, ATTORNEYS, NASHVILLE, TENNESSEE

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
William E. McDonald, Jr. & Julia E. McGregor	Commerce Union Bank (NAME)	Map 131-4
1128 Duncanwood Drive (STREET ADDRESS OR ROUTE NUMBER)	P. O. Box 2546 (STREET ADDRESS)	Parcel 237
Nashville Tn. 37204 (CITY) (STATE) (P. O ZIP)	Nashville, Tennessee 37219 (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, Joseph M. Watts and wife, Laura G. Watts

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO William E. McDonald, Jr. and Julia E. McGregor

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. 46 on the Map of Duncanwood, as of record in Book 1424, page 139, Register's Office for said County.

Said Lot No. 46 fronts 110 feet on the north side of Duncanwood Drive and runs back between lines, 190.6 feet on the west line and 188.7 feet on the east line to a dead line in the rear on which it measures 110 feet.

Being the same property conveyed to Joseph M. Watts and wife, Laura G. Watts, by deed from Ronald G. Turner and wife, Anne S. Turner, of record in Book 5442, page 635, Register's Office for Davidson County, Tennessee.

Upon the delivery of this Warranty Deed, Grantees assume the indebtedness secured by a deed of trust of record in Book 5442, page 638, said Register's Office, payable to Commerce Union Bank.

Grantees further assume the obligations of Joseph M. Watts and wife, Laura G. Watts under the terms of the instruments creating the loan to indemnify the Veterans Administration to the extent of any claim payment arising from the guaranty or insurance of the indebtedness above mentioned.

The above property is conveyed subject to the following:

1. 1981 Metropolitan Government taxes.
2. The Plan of record in Book 1424, page 139, said Register's Office.
3. The above deed of trust assumed by Grantees.

unimproved ( )
This is improved (X) property, known as 1128 Duncanwood Drive, Nashville, Tennessee 37204
(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 successors, assigns 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 hand s this 31st day of August, 19 81

Joseph M. Watts

Joseph M. Watts

Laura G. Watts by Joseph M. Watts as Attorney in Fact

Laura G. Watts by Joseph M. Watts as Attorney in Fact

BOOK 5789 PAGE 593

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 Joseph M. Watts, the bargainor, 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 31 day of August, 1981

Commission Expires: 7/21/85

Carol R. Rivers
Notary Public

STATE OF _____)
COUNTY OF _____)

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 purpose 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 ____ day of _____, 19__.

My Commission Expires: _____

Notary Public

WARRANTY DEED

FROM
Joseph M. Watts and wife,

TO
Laura G. Watts

William E. McDonald, Jr. and
Julia E. McGregor

G 5 8 0 0 8. 1

IDENTIF. REFERENCE

AUG 31 1 54 PM '81
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

RETURN TO: Dearborn & Ewing
ATTORNEYS
NASHVILLE, TENN.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this 31st day of August, 1981, before me, the undersigned, a Notary Public in and for said County and State, personally appeared Joseph M. Watts to me known to be the person who executed the foregoing instrument in behalf of Laura G. Watts, and acknowledged that he executed the same as the free act and deed of the said Laura G. Watts.

Witness my hand and official seal at Nashville, Tennessee, this 31st day of August, 1981.

My Commisson Expires: 7/21/85

Carol R. Rivers
NOTARY PUBLIC

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this conveyance is $ 80,000.00

Carol R. Rivers

Subscribed and sworn to before me this 31 day of Aug., 19 81

My Commission Expires: 10/15/83

Leanne Lockhart
Notary Public

OFFICIAL RECEIPT
FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 5789 PAGE 594

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

60000.00- CO
208.00 CO TX
.50 PRFEE
6.00 WDEED
CHECK 214.50-
5670A 08/31/81 B4L .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

3580 8008

IDENTIF. REFERENCE

AUG 31 1 55 PM '81

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

No. 841260