OFFICIAL RECEIPT

FORM NO WD-1

BOOK 5889 PAGE 680

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE WHICHEVER IS GREATER FOR THIS TRANSFER IS $ _____

$27,892.47 Lorain Dunn
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 21st DAY OF May, 19 82.

Joyce M. Flatt
Notary Public

MY COMMISSION EXPIRES 4/21/85

(AFFIX SEAL)

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

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
Lorain Dunn (NAME)	Southeast Mortgage Company (NAME)	Map 83-5
1021 Chickamauga Avenue (STREET ADDRESS OR ROUTE NUMBER)	1390 Brickell Avenue (STREET ADDRESS)	Par. 60
Nashville, Tn. 37206 (CITY) (STATE) (P O ZIP)	Miami, Florida 33131 (CITY) (STATE) (ZIP)	27W-18780

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, Michael E. Watson and wife, Marcia S. Watson

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Lorain Dunn

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 part of Lot No. 59 on the Plan of Stratton and Seymour's Addition to Edgefield, now East Nashville, as of record in Book 57, page 23, said Register's Office, and a triangular strip of ground adjoining the easterly line of said lot, described together from a survey of Gaffron & Jeffers, dated October 10, 1980, as follows:

BEGINNING at a point on the northerly margin of Chickamauga Avenue 100 feet easterly from the southeast corner of Lot No. 58 on said Plan; thence, with the northerly margin of said Chickamauga Avenue eastwardly 50 feet to a point 50 feet westerly from the southwest corner of Lot No. 14 of Block "B" on the Plan of Eastwood Addition, as of record in Book 332, page 63, said Register's Office; thence northwardly and parallel with the western boundary line of said Lot No. 14, 150 feet to a point on the southerly margin of an alley; then with the southerly margin of said alley westwardly 50 feet to a point; thence southwardly and parallel with the eastern boundary line of said Lot No. 58, 150 feet to the beginning.

BEING the same property conveyed to Michael E. Watson and wife, Marcia S. Watson by deed from Juanita Hite Hardison, Clarence J. Hite, Jr. and Mamie Ruth Dunn of record in Book 5667, page 893, Register's Office for Davidson County, Tennessee.

For and in consideration of Ten Dollars ($10.00) cash in hand paid, the receipt of which is hereby acknowledged, and other good and valuable consideration, a part of which is the assumption of one certain trust dated 10/20/80, and filed for record 10/21/80, in the office of the recorder of deeds of Davidson County, Tennessee, in Book 5667, page 896, and note of even date thereby secured, in the original principal amount of $23,000.00 payable to Churchill Mortgage Company, which debt the grantee herein assumes and agrees to pay as part payment of the purchase price. The grantee further hereby assumes the obligations of the Grantor under the terms of the instruments creating the loan to indemnif the Veterans Administration to the extent of any claim payment arising from the guaranty or insurance of the indebtedness above mentioned. Escrow Account and Insurance transferred

unimproved ( ) This is improved (XX) property known as 1021 Chickamauga Avenue (House Number) (Street) Nashville, Tn. 37206 (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 hand s this 21st day of May, 19 82

Michael E. Watson

Marcia S. Watson

OFFICIAL RECEIPT

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 Michael E. Watson and Marcia S. Watson

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 21st day of May 19 82

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

WARRANTY DEED

FROM
Michael E. Watson and wife,

Marcia S. Watson

TO
Lorain Dunn

G. 92680

IDENTIF. REFERENCE

MAY 24 11 14 AM '82

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

File Box 24

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

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

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RECEIVED OF _____

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
			27092.47- CO	
			72.54 CO TX	
			.00 PRFEE	
			6.00 MUEED	
			CHECK	79.04-
			6915805/24/82 BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

G 9 2 6 8 0

IDENTIF. REFERENCE

MAY 24 11 14 AM '82

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 882805