THIS INSTRUMENT PREPARED BY:
CHARLES B. REASOR, JR.
ATTORNEY AT LAW
3305 WEST END AVENUE
NASHVILLE, TN 37203

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO	MAP PARCEL NUMBERS
PAUL W. WATSON, et al	Same	Map 154
(NAME) 2618 Lakeland Drive	(NAME)	Parcel 91 FB# 9D-32860
(STREET ADDRESS OR ROUTE NUMBER) Nashville, TN 37214	(STREET ADDRESS) BOOK 5900 PAGE 283	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of TWENTY-FIVE THOUSAND AND NO/100 ($25,000.00) ---------- *Dollars,*
cash in hand paid,

JERALD WAYNE BROWN and wife, WILMA JEAN BROWN, hereinafter referred to as "Grantors,"
have this day bargained and sold, and do hereby transfer and convey unto the said PAUL W. WATSON and IMOLINE M. WATSON, as tenants in common and not as tenants by the entirety, notwithstanding the fact that they are husband and wife,
the Grantees herein, their (~~XXXX~~) heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

BEING a certain tract or parcel of land in Davidson County, Tennessee, being a portion of the Samuel L. Epting Tract. Said tract lies wholly within the 9th Civil District of said County and is bounded in general by Farris on the North and lot one (1) on the West and lot three (3) on the East. Said tract being lot two (2) described by a survey of John J. O'Conner, Surveyor, dated July 25, 1979, as follows:

BEGINNING at a spike in the center of Poplar Creek Road, said point being 367.98' East of Gary Pinkerton property described in Book 5116, Page 815; thence with a line North 0° 44' 20" East, 1036.6 feet to an iron pin, said point located in a fence line, said point being a common corner between Samuel Epting property; thence generally with a fence line, (said line being Farris South property line), South 85° 12' 05" East, 236.9 feet to an iron pin by a fence post; thence generally with a fence line

Continued on Page 2 hereof

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value whichever is greater, for this transfer is $ 25,000.00
Subscribed and sworn to before me, this the 18th day of June, 19 82
Affiant Paul W. Watson
My commission expires: 7-18-82 (Affix Seal)
Notary Public Jan Marshall

unimproved XX
This is improved ( ) property, known as ..... (House Number) (Street) P.O. Address: (City or Town)

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to the said Grantees their (successors), heirs and assigns forever we covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered except for 1982 Metropolitan Nashville and Davidson County Real Property Taxes which have been prorated at the closing and assumed by Grantees.
We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, their (successors), heirs 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.
Witness our hands this 18th *day of* June *19* 82, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Wilma Jean Brown
WILMA JEAN BROWN

Jerald Wayne Brown
JERALD WAYNE BROWN

3567

FILE BOX 42

OFFICIAL RECEIPT

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

BOOK 5900 PAGE 284

Personally appeared before me, Jan Minshall, *a Notary Public in and for said County and State,* Jerald Wayne Brown and wife, Wilma Jean Brown,

*the within named 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* 18th *day of* June, *19* 82

Jan Minshall
Notary Public

Commission expires 7-18-82

LEGAL DESCRIPTION CONTINUED

South 87° 03' 55" East 107.7 feet to an iron pin; thence South 1° 22' 40" East 962.02 feet to a railroad spike in the center of Poplar Creek Road, said point being a common corner of Lot 2 and Lot 3; thence South 85° 19' 35" West 227.23 feet to the beginning of a curve having a radius of 674.07 feet; thence with said curve to the left 155.96 feet (with the center of said Road), to the point of beginning, containing 8.21 acres more or less.

BEING the same property conveyed to Jerald Wayne Brown and wife, Wilma Jean Brown, by Deed from Samuel L. Epting and wife, Ann M. Epting, as of record in Book 5486, Page 165, Register's Office for Davidson County, Tennessee.

WARRANTY DEED

FROM

JERALD WAYNE BROWN, et ux

TO

PAUL W. WATSON, and IMOLINE M. WATSON, as tenants in common and not as tenants by the entirety

Compliments of
Chicago Title Insurance Company
First Floor — First American Center
Phone 255-4631
NASHVILLE, TENNESSEE 37238

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN
JUN 18 | 58 PM '82

REFERENCE

G9 6327

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

RECEIVED OF _____

FOR _____

BOOK 5900 PAGE 285

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
			25000.00- CO	
			65.00 CO TX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK	71.50-
3567A06/18/82			BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

G 9 6 3 2 7

REFERENCE

JUN 18 1 58 PM '82

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 887281