This Form furnished by Attorneys Title Company, Inc.

BOOK 5921 PAGE 717

Form No. WD-3

FROM

Richard L. Bolsom et ux

TO

Kenneth K. Watkins, Jr. et ux

For draftsman's use

Instrument prepared by:
HARRISON, LE ROY & BENNETT, P.C.

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Kenneth K. Watkins, Jr. et ux (NAME)	Same (NAME)	Map 75-11
629 Baton Rouge Court (STREET ADDRESS OR ROUTE NUMBER)	Same (STREET ADDRESS)	Par. 37
Hermitage, Tenn. 37076 (CITY) (STATE) (P. O. ZIP)	Same (CITY) (STATE) (ZIP)	

(FOR REGISTER'S USE)

H03300

IDENTIF. REFERENCE

AUG 9 2 17 PM '82

FELIX A. MINOR, JR. REGISTER
DAVIDSON COUNTY, TN

RUSH

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

$ 73,500.00 Kenneth K. Watkins Jr.
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6 DAY OF August 1982

Louise S. Clemmons
Notary Public

MY COMMISSION EXPIRES: 1/15/1983

(AFFIX SEAL)

For and in Consideration of the sum of TEN AND NO/100 ($10.00)---------- DOLLARS cash in hand paid and other good and valuable considerations, the receipt of which is hereby acknowledged, including the assumption of the balance of an indebtedness secured by a deed of trust executed by William A. Hancock and wife, Lorraine B. Hancock, to James R. Bellar, Trustee, of record in Book 5363, page 847, Register's Office for Davidson County, Tennessee, to secure to Merchantile Mortgage Company, an indebtedness in the original principal amount of $53,850.00,

We, RICHARD L. BOLSOM and wife, VICKI A. BLACK BOLSOM, have bargained and sold, and by these presents do transfer and convey unto the said KENNETH K. WATKINS, JR. and wife, EMMA C. WATKINS, 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. 455 on the Plan of Highlands of Tulip Grove, Section 2, of record in Book 4675, page 93, Register's Office for Davidson County, Tennessee.

Said Lot No.455 fronts 41.15 feet on the southerly side of Baton Rouge Court and runs back 157.83 feet on the easterly line and 113.10 feet on the westerly line to a rear line on which it measures 157.49 feet.

Being the same property conveyed to Richard L. Bolsom and wife, Vickie A. Black Bolsom, by deed from William A. Hancock and wife, Lorraine B. Hancock, of record in Book 5615, page 135, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to restrictive covenants of record in Book 4880, page 375, Register's Office for Davidson County, Tennessee; owner's certificate, a 30-foot minimum building setback line from Baton Rouge Court and a 10-foot easement for public utility and drainage purposes along the rear line of said lot, and a 2.5 x 25 foot utility anchor easement located on both front corners of said lot, as shown on plan of record, in Book 4675, page 93, Register's Office for Davidson County, Tennessee.

This is unimproved ( ) improved (X) property, known as 629 Baton Rouge Court, Hermitage, Tennessee
(House Number) (Street) P. O. Address: (City or Town) (Postal Zone)

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said KENNETH K. WATKINS, JR. and wife, EMMA C. WATKINS, their heirs and assigns, forever.

And we do covenant with the said Kenneth K. Watkins, Jr. and wife, Emma C. Watkins, 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., except as hereinabove set forth, and taxes for the year 1982, subject to which this conveyance is executed.

And we, Richard L. Bolsom and wife, Vicki A. Black Bolsom, do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Kenneth K. Watkins, Jr. and wife, Emma C. Watkins, their heirs and assigns against the lawful claims of all persons whomsoever.

Witness our hand s this 6th day of August, 1982, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

Richard L. Bolsom

Vicki A. Black Bolsom

Form No. WD3b

STATE OF TENNESSEE
Davidson County.

Personally appeared before me, Louise L. Clemmons, a Notary Public in and for said County and State, the within named Richard L. Bolsom and wife, Vicki A. Black Bolsom,

the bargainors, 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 6 day of August, 1982

Louise L. Clemmons, Notary Public

Commission Expires 1/15/1983

STATE OF
County of

Personally appeared before me, , a Notary Public in and for said County and State, the within named

the bargainor, 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 day of , 19.

, Notary Public

Commission Expires

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, , a Notary Public of the State and County aforesaid, personally appeared , with whom I am personally acquainted, and who, upon oath, acknowledged self to be of the , the within named bargainor, a corporation, and that he as such , being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by self as .

Witness my hand and seal, at office in , this day of , 19.

, Notary Public.

Commission expires

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

RECEIVED OF _____

FOR BOOK 5921 PAGE 720

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

73500.00- CO
191.10 CO TX
.50 PRFEE
9.00 WDEED
CHECK 200.60-
2374A08/09/82 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

H.O. 3 0 0

IDENTIF. REFERENCE

AUG 9 2 17 PM '82

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 895771