801 SC

FORM NO. WD-1

BOOK 5931 PAGE 554

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $52,203.92

William Watkins II
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE, 27th DAY OF August, 19 82

Brent A. Campbell
Notary Public

MY COMMISSION EXPIRES: January 19, 1986
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Brent A. Campbell
Realtors Building 306 Gay Street Suite 203 Nashville, Tennessee 37201

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
William Watkins, II (NAME)	Shearson/American Express Mtg. Corp. (NAME)	148-15
142 Sheila Drive (STREET ADDRESS OR ROUTE NUMBER)	1201 E. Highland Avenue Suite D (STREET ADDRESS)	189
Antioch , Tennessee 37013 (CITY) (STATE) (P. O. ZIP)	San Bernardino, California 92404 (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, Michael T. Rose and wife, Jeannine Rose

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO William Watkins, II and wife, Sherry W. Watkins

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:

Land in Davidson County, Tennessee, being Lot No. 33, Revised Plan of HAYWOOD FOREST, of record in Book 5200, page 2, said Register's Office.

Said Lot 33 fronts 41.89 feet on the northerly margin of Sheila Drive and extends back 148.24 feet on the westerly line and 128.63 feet on the easterly line to a line on the rear which is a broken line on which it measures 86.65 feet thereon.

Being the same property conveyed to Michael T. Rose and wife, Jeannine C. Rose, by deed from Patrick Harlin Ford and wife, Terri Lynn Ford, of record in Book 5625, page 753, and re-recorded in Book 5629, page 723, Register's Office of Davidson County, Tennessee.

This conveyance is subject to taxes for the year 1982 and subsequent years, easements and restrictive covenants affecting the property, and Deed of Trust executed by Patrick Harlin Ford and wife, Terri Lynn Ford, to Mickey Carroll, as Trustee for the benefit of Western Pacific Financial Corporation (now Shearson/American Express Mortgage Corporation)

unimproved ( )
This is improved (XX) property, known as 142 Sheila Drive, 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 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 27th day of August, 19 82

Michael T. Rose

Jeannine Rose

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 T. Rose and wife, Jeannine Rose

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 27th day of August 19 82

Commission expires January 19, 1986

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 T. Rose and wife,

Jeannine Rose

TO

William Watkins, II and wife,

Sherry W. Watkins

H 0 6 5 7 Ø
H0657 1

IDENTIF. REFERENCE

Aug 31 12 08 PM '82

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

RETURN TO:
SOUTHEAST TITLE
OF TENNESSEE, INC.
Realtors Building
306 Gay Street Suite 203
Nashville, Tennessee 37201

6455 08/31 142.22- CHECK

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____ BOOK 5931 PAGE 556

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

52200.52- CO
135.72 CO TX
.50 PRFEE
6.00 WDEED
CHECK 142.22-
6458A06/31/82 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

H 065.7
H 04537

IDENTIF. REFERENCE

AUG 31 12 07 PM '82

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 922710