OFFICIAL RECEIPT

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS:
Ruthella Hara Watkins (NAME)	Commerce Union Bank (NAME)	113-12
3854 Scotwood Dr. (STREET ADDRESS OR ROUTE NUMBER)	P.O. Box 2546	216
Nashville, Tenn. (CITY) (STATE) (ZIP CODE)	Nashville, Tenn. 37219 (STREET ADDRESS) (CITY) (STATE) (ZIP CODE)	5DU9961

WARRANTY DEED

BOOK 5952 PAGE 168

For and in consideration of the sum of TEN AND NO/100----------$10.00---------- DOLLARS cash in hand paid, the receipt of which is hereby acknowledged and other good and valuable considerations and the agreement of the Grantee herein to assume and be responsible for the balance of $35,300.53 due and owing to Commerce Union Bank, secured by a Deed of Trustof record in Book 5223, page 714, Register's Office for Davidson County, Tennessee,

We, John H. Branham and wife, Barbara S. Branham

have bargained and sold, and by these presents do transfer and convey unto the said Ruthella Hara Watkins and husband Michael Watkins

the GRANTEES herein, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being Lot No. 118 on the Plat of Greenwood Hills, Section 3, of record in Plat Book 5050, page 10, Register's Office for Davidson County, Tennessee.

Said Lot No. 118 fronts 80.0 feet on the northeast margin of Scotwood Drive and extends back 152.0 feet on the northwest line and 158.03 feet on the southwest line to a line in the rear on which it measures 47.80 feet thereon.

Being the same property conveyed to John H. Branham and wife, Barbara S. Branham by deed from Colonial Homes of record in Book 5223, page 712, Register's Office for Davidson County, Tennessee.

This is unimproved ( ) improved (X) property, known as 3854 Scotwood Dr., Nashville, Tenn.
(House Number) (Street)

(P. O. Address) (City or Town) (Zip Code)

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.

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 14th day of October, 19 82.

X John H. Branham
JOHN H. BRANHAM

X Barbara S. Branham
BARBARA S. BRANHAM

OFFICIAL RECEIPT
FELIX Z. WILSON II

STATE OF TENNESSEE
COUNTY OF Davidson

BOOK 5952 PAGE 169

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named John S. Branham and wife, Barbara S. Branham

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 14th day of October, 1982.

My commission expires 11-9-83 Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, , a Notary Public of the State and County aforesaid, personally appeared and with whom I am personally acquainted, and who, upon oath, acknowledged to be and respectively of the , the within named bargainor, a corporation, and that 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 seal, at office in , this day of , 19 .

Notary Public

Commission expires

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration for this transfer or value of property (whichever is greater) is $ 45,300.53
This is equal to or greater than the property would bring at a fair and voluntary sale.

X Rachella Hara Watkins

Sworn to and subscribed before me this 14th day of Oct., 19 82.

My commission expires 11-9-83 Notary Public

File

This instrument was prepared by:

Lawyer's Escrow SErvice, Inc., One Union St. Cnr. 1st & Union, Nashville, Tn.

Name Address

WARRANTY DEED

FROM

TO

Pioneer National Title Insurance Company
Public Square Building
311 4th Avenue North
NASHVILLE, TENNESSEE

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

OCT 19 3 53 PM '82

IDENTIF. REFERENCE

H 1 3 2 7 2

CHECK

0119 124 28-

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

RECEIVED OF _____ BOOK 5952 PAGE 170

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

45300.53- CO
117.78 CO TX
.50 PRFEE
6.00 WDEED
CHECK 124.28-
4890A10/19/82 BAL- .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

H/132 72
1327.2

IDENTIF. REFERENCE:

19 3 53 PM '82
K.Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 905538