BOOK 5996 PAGE 582 FORM NO WD-1

2902

H 2.7.5 3 1

IDENTIF. REFERENCE

JAN 24 8 46 AM '83

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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

59,900.00

Hershel E. Riley
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18TH DAY OF JANUARY 1983.

Notary Public

MY COMMISSION EXPIRES: 4/21/86

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Harold Reeves, Attorney — 640 Spence Lane — Nashville, Tn. 37217

NAME — ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Hershel E. Riley (NAME)	Union Modern Mortgage Corporation (NAME)	2D-59302
2933 Cherry Hills Drive (STREET ADDRESS OR ROUTE NUMBER)	P. O. Drawer 3318 (STREET ADDRESS)	150-1
Antioch, TN. 37013 (CITY) (STATE) (P O ZIP)	Little Rock, AR. 72203 (CITY) (STATE) (ZIP)	286

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, Billy J. Watson et ux Rachel B. Watson

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Hershel E. Riley et ux Bonnie Riley, as tenants by the entirety

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 Lot No. 297 on the Plan of Cherry Hills, Section 6, of record in Book 4300, Page 176, Register's Office, Davidson County, Tennessee.

BEING the same property conveyed to Billy J. Watson and wife, Rachel B. Watson by deed from Thomas M. Luckett and wife, Janice M. Luckett, of record in Book 5229, Page 35, said Register's Office. Rachel B. Watson executed this instrument on behalf of Billy J. Watson pursuant to a Power-of-Attorney of record in Book 5996, Page 581, Register's Office, Davidson County, Tennessee.
THIS conveyance is subject to restrictions of record in Book 4622, Page 220, said Register's Office.

THIS conveyance is subject to a public utilities and drainage easement and building lines of record in Book 4300, Page 176, said Register's Office.
THIS conveyance is subject to any and all existing easements of record.

unimproved ( )
This is improved ( ) XX property, known as 2933 Cherry Hills Drive (House Number) (Street) Antioch, TN. 37013 (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 18Th day of JANUARY, 1983

Billy J. Watson Billy J. Watson Rachel B. Watson: Rachel B. Watson

By Rachel B. Watson
Rachel B. Watson
Atty.-in-Fact

BOOK 5996 PAGE 583

STATE OF TENNESSEE
Davidson County

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Rachel B. Watson

the bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 18TH day of JANUARY 19 83

Commission expires 4/21/85

Grace W. Floyd
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
Billy J. Watson

TO
Hershel E. Riley

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

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Rachel B. Watson, with whom I am personally acquainted, and who acknowledged that she executed the within instrument on behalf of Billy J. Watson as his Attorney in Fact as the free act and deed of the within named Billy J. Watson
Witness my hand and official seal at Nashville, Tennessee, this the 18th day of January 1983.

My comm. expires: 4/21/85

Grace W. Floyd
Notary Public

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

RECEIVED OF _____

FOR _____

BOOK 5996 PAGE 584

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

[illegible] .00-	CO
100.74	CO TX
.50	PRFEE
5.00	MDEED
CHECK	102.24-
2902A01/24/83 BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

R 2 7 5 3 1

IDENTIF. REFERENCE

JAN 24 @ 47 AM '83

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN

No. 925215