6714

FORM NO. WD-1

BOOK 6077 PAGE 376

This Instrument Was Prepared By
DENNEY, LACKEY & CHERNAU
218 Third Avenue North
Nashville, Tennessee 37201

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 84,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17th DAY OF June 19 83

Notary Public

MY COMMISSION EXPIRES: 10-19-86

(AFFIX SEAL)

NOTARY PUBLIC DAVIDSON CO.

THIS INSTRUMENT WAS PREPARED BY

NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Johnny M. Watson (NAME)	SAME (NAME)	117-7B
3180 Hillsboro Rd. (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	204
Nashville TN. 37215 (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	7D°-90470

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, Charles W. Hawkins, III

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Johnny M. Watson

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 Unit No. 204, as shown of the Plat of THE CLARIDGE of record in Book 5800, page 64, Register's Office for Davidson County, Tennessee, together with Storage Room S-11 and Garage G-7, as shown on said Plat, together with an individed interest in the common elements of The Claridge Homeowners Association, all as described in Book 5896, page 607, et seq., said Register's Office.

Being the same property conveyed to Charles W. Hawkins, III by deed from A. Harrison Johnson, Jr. of record in Book 5929, page 768, Register's Office of Davidson County, Tennessee.

This conveyance is made subject to all the provisions of the Tennessee "Horizontal Property Act" as the same is set out in Section 64-2701 et seq. of the Tennessee Code Annotated, and is subject to the provisions and requirements thereof; and is subject to the By-Laws for the administration thereof; also subject to easements, rights and interest in favor of other unit owners and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and building thereon; and also including wihtout limitations all conditions, covenants, restrictions, options, burdens, assessments, and other undertakings contained in the Master Deed Establishing a Horizontal Property Regime of The Claridge of record in Book 5896, page 607, said Register's Office.

The property herein described and conveyed in this instrument is not the usual place of residence of the grantors of their spouses.

unimproved ( )
This is improved ( ) property, known as 3189 Hillsboro Road, Nashville, Tennessee 37215
(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 his hand this 17th day of June, 1983

Charles W. Hawkins, III

BOOK 6077 PAGE 977

STATE OF TENNESSEE
Davidson County

Personally appeared before me, Susan Rossd, a Notary Public in and for said County and State, the within named Chas. W. Hawkins III

the bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 17th day of June, 1983

Commission expires 10-19-86

Susan Rossd
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

5542 06/17 223.30 CHECK

H 5 4 8 3 2

IDENTIF. REFERENCE

JUN 17 1 46 PM '83

FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TN

WARRANTY DEED

FROM

Charles W. Hawkins, III

TO

Johnny M. Watson

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

OFFICIAL RECEIPT

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

RECEIVED OF_____

BOOK 6077 PAGE 978

FOR_____

CO -CONVEYANCE	CC -CERTIFIED COPY	MISC -MISCELLANEOUS
MO -MORTGAGE	REL -RELEASE	COTX -STATE TAX CONVEY
WD -WARRANTY DEED	UCC -UNIFORM COMMERCIAL CODE	MOTX -STATE TAX MORT
TD -TRUST DEED		PRFEE -PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

[illegible] 20
[illegible].30 CO TX
.50 PRFEE
6.00 WDEED
CHECK 26[illegible].80-
5942/06/17/83 [illegible] .25

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

H 5 4 8 3 2

IDENTIF. REFERENCE

JUN 17 1 47 PM '83

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN

No. 957592