ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS:
H. C. Duke (NAME)	Same (NAME)	Map 90-8
7435 Lakeview Drive (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	Parcel 199 ae
Nashville, Tennessee 37209 (CITY) (STATE) (ZIP CODE)	(CITY) (STATE) (ZIP CODE)	

BOOK 6095 PAGE 409

WARRANTY DEED

For and in consideration of the sum of Twenty Three Thousand & NO/100 ($23,000.00) ------ DOLLARS

of which $6,304.61 has been paid in cash by Buyer, receipt of which Seller hereby acknowledges and for the remaining $16,695.39 which represents the balance owing by seller to Buyer as evidenced by a note and installment deed as of record in Book 5063, page 459, R.O.D.C., Tennessee, Buyer does hereby forever release and discharge Seller from any responsibility thereon and Seller does hereby acknowledge same as consideration in this conveyance.

I, Joyce Watson,

have bargained and sold, and by these presents do transfer and convey unto the said H. C. Duke

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

Land in Davidson County, Tennesese, being part of Lot No. 56 on the Plan of West Nashville Annex, as of record in Book 332, page 11, Register's Office for said County, described as follows:

Being part of the tract of land in the 8th Civil District of Davidson County, Tennessee and beginning at a point in the center of Annex Avenue 250 feet from the corner of Annex Avenue and Robertson Avenue; thence in a westerly direction 200 feet to an alley; thence in a norterly direction 50 feet to a point; thence in an easterly direction 200 feet to the center of Annex Avenue, thence along the center of Annex Avenue in a southerly direction 50 feet to the point of beginning.

Being the same property conveyed to Joyce Watson by deed from H. C. Duke, et ux, as of record in Book 5063, page 459, Registers Office from Davidson County, Tennessee.

Leo Watson, husband of Joyce Watson, joins in this conveyance for the express purpose of conveying any and all right, title and interest he has in and to the above described property by virtue of being married to the said Joyce Watson.

This is improved (XX) unimproved ( ) property, known as 607 Annex Avenue (House Number) (Street)

Nashville, Tennessee 37209
(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 July, 1983.

Joyce Watson

X Leo Watson

JOHN W. McCORMICK NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

John W. McCormick

My Commission Expires March 2, 1985

STATE OF TENNESSEE
COUNTY OF Davidson

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

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, this 14th day of July, 19 83.

My commission expires 4-20-86 Notary Public [signature]

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Leo Watson ~~and~~ with whom I am personally acquainted, and who, upon oath, acknowledged XXXXXXXXXXXXXXXXXXXXXX XXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXX respectively of the

XXXXXXXXXXXXXXXXXXXXXXXXXXX and that he XXXXX XXX,

XXXXXXXXXXXXXX executed the foregoing instrument for the purpose therein contained, by XXXXXXXXXXXXXXXXXXXXXXXX XXXXXXX

XXXXXX ______ XXXXXX

XXXXXXXXXXXXXXXXXXXX ______ XXXXXX.

Witness my hand and seal, at office in Nashville, TN, this 14th day of July, 19 83.

[signature] Notary Public

Commission expires March 2, 1985

JOHN W. McCORMICK NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration for this transfer or value of property (whichever is greater) is $ 23,000.00

This is equal to or greater than the property would bring at a fair and voluntary sale.

[signature]

Sworn to and subscribed before me this 14th day of July, 19 83

My commission expires March 2, 1985 Notary Public [signature]

JOHN W. McCORMICK NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

This instrument was prepared by:

H. E. Collins, Attorney, 802-51st Avenue, North, Nashville, Tennessee 37209

Name Address

H 6 0 5 2 6

IDENTIF. REFERENCE

JUL 15 9 06 AM '83

FELIX Z. WILSON II REGISTER DAVIDSON COUNTY, TN

RUSH

WARRANTY DEED

FROM

TO

Ticor Title Insurance Company
Public Square Building
344 4th Avenue North
NASHVILLE, TENNESSEE 37219

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF

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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
			23000.00-	CO
			59.80	CO TX
			.50	PRFEE
			6.00	WDEED
			CHECK	65.30-
1994A07/15/83			BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

H 6 0 5 2 6

IDENTIF. REFERENCE

JUL 15 9 06 AM '83

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 963719