WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY

DEARBORN & EWING, ATTORNEYS, NASHVILLE, TENNESSEE

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Esther J. Watson	The Lomas & Nettleton Company	Map 83-15
(NAME) 2815 Fortland Dr.	(NAME) P.O. Box 62923	Parcel 37
(STREET ADDRESS OR ROUTE NUMBER) Nashville, Tn. 37206	(STREET ADDRESS) Virginia Beach, Va. 23462	
(CITY) (STATE) (P. O. ZIP)	(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, ~~XXX~~ I, B. F. Overton, an unmarried person

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Esther J. Watson BOOK 6281 PAGE 20

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. 65 on the Plan of Fortland Park, Section 2, as of record in Book 2900, page 40, Register's Office for said County.

Said Lot No. 65 fronts 80 feet on the southerly side of Fortland Drive and runs back between parallel lines 155 feet to a dead line in the rear.

Being the same property conveyed to B. F. Overton by deed from Charles Ray Adams, an unmarried person and Marilyn P. Adams (now O'Howell) and husband, Ray O'Howell, of record in Book 6056, page 108, Register's Office for said County.

Upon the delivery of this Warranty Deed, Grantee assumes the indebtedness secured by a deed of trust of record in Book 4276, page 822, said Register's Office, payable to The Lomas & Nettleton Company.

The above property is conveyed subject to the following:

1. 1984 Metropolitan Government taxes.

2. Restrictive covenants of record in Book 2963, page 612, and amended in Book 3431, page 127, said Register's Office.

3. The Plan of record in Book 2900, page 40, said Register's Office.

4. The above deed of trust assumed by Grantee.

unimproved ( )
This is improved (XX) property, known as 2815 Fortland Drive, Nashville, Tennessee 37206
(House Number) (Street) (P. O. Address) (City or Town) (Postal Zip)

04/30 131.30 CHECK

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 successors, assigns 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 my hand this 27th day of April, 19 84

B. F. Overton

Form 3

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 B. F. Overton, 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 27 day of April, 19 84.

Commission Expires: 7/21/85

Carol R. Rivers
Notary Public

STATE OF)

COUNTY OF)

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 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 official seal at office at on this day of , 19 .

My Commission Expires:

Notary Public

WARRANTY DEED

FROM B. F. Overton, an unmarried person

TO Esther J. Watson

RETURN TO: **Dearborn & Ewing**
ATTORNEYS
NASHVILLE, TENN.

97981

FEE AND REFERENCE

APR 30 10 55 AM '84

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this conveyance is $ 48,000.00.

Esther J. Watson

Subscribed and sworn to before me this 27 day of April, 19 84

My Commission Expires: 7/21/85

Carol R. Rivers
Notary Public

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

RECEIVED OF _____

FOR _____

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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

46000.00- CAMT.
124.80 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 131.30-
2376A04/30/64 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

411867

IDENTIFICATION
Apr 30 10 23 AM '64
DAVIDSON COUNTY, TENN.

No. 32016