FORM NO. WD-1

I 42263

IDENTIFICATION REFERENCE

AUG 10 11 00 AM '84

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 $ 90,000.00

Evelyn Carter
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10th DAY OF August, 19 84.

Notary Public

MY COMMISSION EXPIRES: 2/19/85

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Foley & Weiss, Attorneys Suite 500 One Church St. Bldg., Nashville, TN 37201
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Southland Marketing Group (NAME)	OWNER (NAME)	33-62
416 West Old Hickory Blvd. (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	10D-36925
Madison, Tennessee 37115 (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	

DOC 6357 PAGE 215

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, I, Jere Baxter Watkins, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Southland Marketing Group, Inc.

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 the 11th Metropolitan Councilmanic District of Davidson County, Tennessee, and being a portion of an original 25-3/4 acre tract as shown on a Map of record in Book 371, Page 348, Register's Office for Davidson County, Tennessee, and designated on said Map as Lots Nos. 1 and 2, and described according to a survey by Gregory Underwood, Registered Surveyor, dated August 8, 1984, as follows:

BEGINNING at an existing concrete monument on the northwesterly margin of Dickerson Pike, said concrete monument being located at the northeasterly most corner of the herein described property at the common front corner with the property acquired by Trailmont Park, Inc., of record in Book 4033, Page 623, in said Register's Office; thence, with the said northwesterly margin of Dickerson Pike, South 29 deg. 16 min. West, 970.39 feet to a point, said point being located at the center line of a 50 foot dedicated roadway as recited in a Deed of record in Book 5165, Page 482, in said Register's Office; thence, leaving the northwesterly margin of Dickerson Pike, North 80 deg. 25 min. West, 847.82 feet to an existing stake; thence, North 6 deg. 42 min. East, 834.71 feet to a corner post of a chain link fence; thence, South 84 deg. 11 min. East, 1,219.19 feet to the point of beginning and containing, by survey, 20.57 acres, more or less.

BEING part of the same property conveyed to Jerry Baxter Watkins by Deed from George W. Watkins and wife, Jeannie L. Watkins, of record in Book 2092, Page 59, Register's Office for Davidson County, Tennessee.

THIS instrument is being executed in behalf of the Grantor pursuant to a "Power of Attorney" executed by the Grantor on the 13th day of February, 1984, of record in Book 6248, Page 35, Register's Office for Davidson County, Tennessee.

This is unimproved (X) improved ( ) property, known as 1326 Dickerson Pike, Goodlettsville, TN
(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 my hand this 10th day of August, 19 84

Jere Baxter Watkins

Jere Baxter Watkins

By: Evelyn Taylor, Attorney-in-fact

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, _____, a Notary Public in and for said County and State, the within named _____

_____

_____

the bargainor___, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that _____ executed the within instrument for the purposes therein contained.

Witness my hand and official seal at _____, Tennessee, this _____ day of _____, 19___.

_____ Notary Public

Commission Expires _____

STATE OF TENNESSEE
Davidson County

Before me, _____ a Notary Public in and for the State and County aforesaid, personally appeared _____

_____

_____

with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the _____ _____ of the _____

a corporation, and that he as such _____, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as _____.

Witness my hand and official seal at _____, _____, this _____ day of _____, 19___.

_____ Notary Public

Commission Expires _____

WARRANTY DEED

FROM Jere Baxter Watkins

TO Southland Marketing Group, Inc.

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this 10th day of August, 1984, before me personally appeared Evelyn Taylor, to me known to be the person who executed the foregoing instrument in behalf of Jere Baxter Watkins, and acknowledged that she executed the same as the free act and deed of the said Jere Baxter Watkins.

Witness my hand and official seal at office at Nashville, Tennessee on this the 10th day of August, 1984.

My Commission Expires: 2/19/88

Notary Public

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corner post of chain link fence (assumed to be corner) 20.57 ac. according

(61)
TRAILMONT PARK INC.
4033/623

N 06° 42' E 834.71'

ex. stk

row

fence
342.75'

T. V. A

20.57 AC. ±

S 84° 11' E 1219.19'

(61.2)
TRAILMONT PARK INC.
3786/182

(141)
TRAILMONT PARK INC.
4033/623

(63)
WALTER W. WELLS
5165/482

N 30° 25' W 828.82'

℄ of a 50' dedicated roadway as per Deed Bk 5165 Pg 482

25'
25'

S 29° 16' W 970.39'

existing concrete monument

DICKERSON PIKE (100')

CUNNIFF PKWY.

GREGORY UNDERWOOD 1299

J. B. WATKINS PROPERTY

BEING A PORTION OF AN ORIGINAL 25¾ ACRE TRACT, SHOWN AS LOTS 1 & 2, BOOK 371 PAGE 348, DATED NOV 26, 1869.

BOOK 2045 PAGE 337
MAP 33 PARCEL 62

11th METROPOLITAN COUNCILMANIC DISTRICT

AUG. 8, 1984 1" = 100' SCALE

JOB NO. 84.138

PG

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
			90000.00- CAMT.	
			234.00 CSTAX	
			.50 PRFEE	
			16.00 WDEED	
			CHECK	250.50-
			1181A08/10/84 BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

I-4 2 2 6 3

IDENTIF. REFERENCE

AUG 10 11 00 AM '84

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No.0060003