Prepared by:
Dennis Wright, Attorney
632 Old Hickory Blvd.
Madison, Tennessee 37116

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO	MAP PARCEL NUMBERS
Mr. Leon Watson	Same	Map 41-11
(NAME)	(NAME)	Par. 89 Jw
1205 Rugby Drive		
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, Tennessee 37207		
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of Ten And No/100----------
----------($10.00)---------- *Dollars,*
cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged,

BOOK 6447 PAGE 74

We, Ronnie E. Flatt and wife, Brenda G. Flatt

have this day bargained and sold, and do hereby transfer and convey unto the said Leon Watson and wife, Nelma Watson, grantees, their

(successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Being Lot No. 376 on the Plan of Bellshire Estates, Section "A" of record in Book 2331, pages 115 and 116, Register's Office for said County.

Said Lot No. 376 fronts 119.7 feet on the south side of Rugby Drive and runs back 352.9 feet on the west line and 434.4 feet on the east line to a dead line in the rear, measuring 266.8 feet thereon.

Being the same property conveyed to Ronnie E. Flatt by deed from James H. Whitsell and wife, Carolyn F. Whitsell of record in Book 5068, page 538, Register's Office for Davidson County, Tennessee.

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

The actual consideration or value whichever is greater, for this transfer is $ 62,000.00

Subscribed and sworn to before me, this the 23rd day of November, 1984

Affiant

My commission expires: July 18, 1987
(Affix Seal)

Notary Public

This is unimproved ( ) improved (X) property, known as 1205 Rugby Drive, Nashville, Tennessee 37207
(House Number) (Street) P. O. Address: (City or Town)

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said grantees, their

(successors), heirs and assigns forever. We *covenant that* we are *lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.*

We *further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to said real estate to said* grantees, their *(successors), heirs and assigns, against the lawful claims of all persons.*

Witness our *hand* s *this* 23rd *day of* November, 19 84, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Ronnie E. Flatt

Brenda G. Flatt

12/13 167.70- CHECK

5028

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, *a Notary Public in and for said County and State,* Ronnie E. Flatt and wife, Brenda G. Flatt

*the within named 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 Madison, Tennessee
this 23rd *day of* November, *19* 84

Ronnie E. Flatt
Notary Public

Commission expires July 18, 1987

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Before me, ..., *a Notary Public of the State and County aforesaid, personally appeared* ....., *with whom I am personally acquainted, and who, upon oath, acknowledged* .....*self to be* ..... *of the* ....., *the within named bargainor, a corporation, and that* ....*he as such* ....., *being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by* .....*self as* .....

Witness my hand and seal, at office in ....., *this* .....*day of* ....., *19*.....

..... *Notary Public*

Commission expires .....

RUSH

FELIX E. DILLARD, JR., REGISTER
DAVIDSON COUNTY, TN

Dec 19 | 2 PM '84

IDENTIF. REFERENCE

I-6 9 7 9 9

WARRANTY DEED

FROM
Ronnie E. Flatt and wife,
Brenda G. Flatt

TO
Leon Watson and wife,

Nelma Watson

Compliments of
Madison Title Company
333 Gallatin Road
MADISON, TENNESSEE 37115
Representing
Chicago Title Insurance Company
CHICAGO, ILLINOIS

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

RECEIVED OF _____

FOR _____

BOOK 6447 PAGE 76

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

62000.00- CAMT.
161.20 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 167.70-
5028A12/13/84 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

I 6 9 7 9 9

IDENTIF. REFERENCE

DEC 13 1 32 PM '84

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 92859