This instrument prepared by:
Joseph B. Pitt, Jr., Attorney
First American Center
Nashville, Tennessee 37238

BOOK 6470 PAGE 664

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
David Watkins, Sr. and wife, Geneva M. Watkins	owner	
(NAME) 920 North 2nd Street	(NAME) 2421 Ingra	Map 82-3
(STREET ADDRESS OR ROUTE NUMBER) Nashville, Tennessee 37207	(STREET ADDRESS) Nashville Tn	Parcel 90
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of Ten and no/100----------
----------($10.00)---------- Dollars,

cash in hand paid by David Watkins, Sr. and wife, Geneva M. Watkins, and other good and valuable considerations accepted as cash the receipt of which is hereby acknowledged,

We, David C. Watkins, Jr. and wife, Karen R. Watkins

have this day bargained and sold, and do hereby transfer and convey unto the said David Watkins, Sr. and wife, Geneva M. Watkins the Grantees herein, their (successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being Lot No. 156 on the Plan of Sharpe & Horn's Second Addition, of record in Book 161, page 53, Register's Office for said County.

Said Lot No. 156 fronts 50 feet on the westerly margin of North Second Street and extends back between parallel lines 145 feet to an alley.

Being the same property conveyed to David C. Watkins, Jr. and wife, Karen R. Watkins by deed from Samuel R. Pierce, Jr., Secretary of Housing and Urban Development, of Washington, D. C., of record in Book 6140, page 485, Register's Office for said County.

RECEIVED
JAN 9 10 53 AM '85
FELIX Z. WILSON II, REGISTER
DAVIDSON COUNTY, TN

IDENTIF. REFERENCE

17560

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 12,500.00

Subscribed and sworn to before me, this the 9th day of January 19 85

Affiant

My commission expires: (Affix Seal)

Notary Public

B. Edwards-Dep. Reg.

unimproved ( )
This is improved (X) property, known as 920 North 2nd Street, 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 thereto 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.

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 9th day of January 19 85, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

David C. Watkins, Jr.

Karen R. Watkins

01/05 53.00 - CHECK 3153

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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Personally appeared before me, W. W. Robbins *a Notary Public in and for said County and State,* David C. Watkins, Jr. and wife, Karen R. Watkins

the within named bargainor, 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* 6th *day of* January, *19* 85

W. W. Robbins *Notary Public*

Commission expires 2-17-88

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 purposes 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 .....

WARRANTY DEED

FROM
David C. Watkins, Jr. and wife,
Karen R. Watkins

TO

David Watkins, Sr. and wife,
Geneva M. Watkins

Compliments of
Chicago Title Insurance Company
First Floor — First American Center

Phone 255-4631
NASHVILLE, TENNESSEE 37238

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

12500.00- CAMT.
32.50 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 39.00-
2153A01/09/85 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

I 7 5 6 0 8

IDENTIF. REFERENCE

JAN 9 10 53 AM '85

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 99811