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

BOOK 6470 PAGE 667

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) 1109 Douglas	(NAME) 8427 Moya	Map 72-13
(STREET ADDRESS OR ROUTE NUMBER) Nashville, Tennessee	(STREET ADDRESS) Nashville Tn	Parcel 412
(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 the easterly half of Lot No. 2 on the Plan of Sharpe and Horn's Fourth Addition to Nashville, as of record in Book 161, page 172, Register's Office for said County.

Said part of Lot No. 2 fronts 50 feet on the northerly side of Douglas Avenue, formerly Hinton Street, and runs back between parallel lines 170 feet to an alley.

Being part of the same property conveyed to David C. Watkins, Jr. and wife, Karen R. Watkins by deed from Leslie R. Cothern, Jr., of record in Book 5519, page 953 and rerecorded in Book 5521, page 891, Register's Office of Davidson County, Tennessee.

As part of the aforesaid consideration, the grantees herein have assumed payment of an indebtedness in the original principal amount of $75,565.20, secured by Deed of Trust of record in Book 5703, page 908, 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 $ 15,000.00

Subscribed and sworn to before me, this the 9th day of January 1985

Affiant

My commission expires: (Affix Seal)

Notary Public

B. Edwards - Dep Reg.

unimproved ( )
This is improved (X) property, known as 1109 Douglas, Nashville, Tennessee
(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 8th 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

3154 01/09 45.50- CASH

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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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 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, Tennessee *this* 8 *day of* January, *19* 85

W. W. Robbins
Notary Public

Commission expires 9-17-85

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

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 .....

1.7.5.6.0.9

T
IDENTIF. REFERENCE

JAN 9 10 54 AM '85

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

[redacted]

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

15000.00- CAMT.
39.00 CSTAX
.50 PRFEE
6.00 WDEED
CASH 45.50-
2164A01/09/85 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

I.7.5.6.0.9.

IDENTIF. REFERENCE

JAN 9 10 54 AM '85

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 99812