This instrument prepared by Douglas R. Berry, Attorney, 917 Two Mile Parkway, P.O. Box 976, Goodlettsville, TN 37072

WARRANTY DEED

Mail

THIS INSTRUMENT PREPARED BY

DOUGLAS R. BERRY

ATTORNEY

917 TWO MILE PARKWAY

P.O. BOX 976

GOODLETTSVILLE, TN 37072

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STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 41,000.00

Cheryl E. Watson
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st DAY OF January, 19 85

Notary Public

MY COMMISSION EXPIRES: October 19, 1986

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
CHERYL N. WATSON	FIRST INVESTMENT COMPANY	72-13
(NAME)	(NAME)	
911 McClurkin	P. O. Box 749	9
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, Tn. 37206	Columbus, Ohio 43216	27W 26705
(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, WE, NIDIA E. PORTALATIN, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO CHERYL N. WATSON, unmarried

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. 66 on the Plan of Springdale Subdivision of record in Book 974, page 18, Register's Office for Davidson County, Tennessee.

Said Lot No. 66 fronts 50 feet on the northeasterly margin of McClurkin Avenue and extends back 162.5 feet on the northwesterly and southeasterly lines to a line in the rear measuring 50 feet thereon.

Being the same property conveyed to Nidia E. Portalatin by deed, from Samuel W. McMahan and wife, Debra McMahan, of record in Book 5486, page 514, Register's Office for Davidson County, Tennessee.

FEB 11 9 51 AM '85
REGISTER'S OFFICE
DAVIDSON COUNTY, TN

IDENTIF. REFERENCE

I.8.2307

This is improved (xx) property, known as 911 McClurkin Avenue, Nashville, Tn. 37206 (House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)
unimproved ( )

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 31st day of January, 1985

Nidia E. Portalatin
NIDIA E. PORTALATIN

by and through Douglas R. Berry, Attorney-in-Fact

245 02/11 13:36 CHECK

STATE OF _____

COUNTY OF _____

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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, 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____.

Commission Expires _____ _____, Notary Public.

_____

STATE OF _____

_____ County

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 _____, Tennessee. on this the _____ day of _____, 19____

My commission expires _____ _____

Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the said County and State, Ann Drayton, to me known to be the person who executed the foregoing document on behalf of Nidia E. Portalatin, and who acknowledged that she executed the same as the free act and deed of the said Nidia E. Portalatin.

Witness my hand and official seal at Goodlettsville, Tennessee, this 31st day of January, 1985.

Douglas R. Berry

NOTARY PUBLIC

My Commission Expires: 10/19/86

DOUGLAS R. BERRY NOTARY PUBLIC DAVIDSON COUNTY

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

41100.00- CAMT.
106.86 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 113.36-
0245A02/11/85 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

I 82307

IDENTIF. REFERENCE:

FEB 11 9 51 AM '85

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 107668