BOOK 6531 PAGE 201

mail

FROM: CHARLES C. HULL and wife, BETTY C. HULL

TO: LELAND D. WATTS and JAMES R. WATTS, as tenants in common

This Instrument prepared by:
Alexander, King & Williams
203 Third Avenue South
Franklin, TN 37064

Address New Owner(s):
James Watts
601 Fatherland St.
Nashville, TN 37206

Send Tax Bills To:
Fleet Mortgage Co.
P.O. Box 542
Milwaukee, WI 53201

Map Parcel Number:
Map 71-7 / Parcel 188

Field Book Number:
12 DZ 51060

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 ($10.00), and other good and valuable consideration, the receipt of which is hereby acknowledged, I, CHARLES C. HULL and wife, BETTY C. HULL, have bargained and sold, and by these presents do transfer and convey unto the said LELAND D. WATTS and JAMES R. WATTS, as tenants in common, their heirs, successors and assigns, a certain tract or parcel of land situated in Davidson County, Tennessee, described as follows, to wit:

> Being Lot No. 5, Resubdivision of I. D. Luton's Addition on Meridian Street, of record in Book 974, page 55, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.
>
> This is improved property known as 1704 Meridian, Nashville, Tennessee 37207.
>
> Being the same property conveyed to Charles C. Hull and wife, Betty C. Hull, by deed from James T. Rooker, Jr. and Pamela Rooker by deed of record in Book 5687, page 291, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said LELAND D. WATTS and JAMES R. WATTS, their heirs, successors, and assigns, forever.

And CHARLES C. HULL and wife, BETTY C. HULL, do covenant with the said LELAND D. WATTS and JAMES R. WATTS that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered except as follows:

> (1) Said property is subject to the 1985 property taxes, not yet due and payable, which will be paid by the Grantee in full, when due.
>
> (2) Restrictions and Easements of record at Plat Book 974, page 55, and a driveway easement of record at Book 5339, page 792, Register's Office for Davidson County, Tennessee.
>
> (3) Deed of Trust from Charles C. Hull and wife, Betty C. Hull, to Theodore E. Carver, Trustee, in favor of

7028 04/11 109.94 CHECK

Greater Suburban Mortgage Company securing a note in the original principal sum of $29,600 as of record in Book 5687, page 294, Register's Office for said County. Said Deed of Trust has been assigned to Fleet Mortgage Company and is to be assumed by the Grantee.

And CHARLES C. HULL and wife, BETTY C. HULL, do further covenant and bind themselves, their heirs, successors and representatives, to warrant and forever defend the title to the said land to the said LELAND D. WATTS and JAMES R. WATTS, their heirs, successors and assigns against the lawful claims of all persons whomsoever.

THIS the 29th day of March, 1985.

Charles C. Hull
CHARLES C. HULL

Betty C. Hull
BETTY C. HULL

AFFIDAVIT

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared CHARLES C. HULL and wife, BETTY C. HULL, the within-named bargainors, with whom I am personally acquainted, and who acknowledged that they executed the within Warranty Deed for the purposes therein contained.

Witness my hand and seal at Franklin, Tennessee, this 29th day of March, 1985.

NOTARY PUBLIC

My Commission Expires: 7-16-86

AFFIDAVIT

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

The actual consideration or value, whichever is greater, for this transfer is $29,400.00.

AFFIANT

SUBSCRIBED AND SWORN TO before me, this 29th day of March, 1985.

NOTARY PUBLIC

My Commission Expires: 7-16-86

IDENTIF. REFERENCE 1957688

APR 11 9 23 AM '85
REGISTER
DAVIDSON COUNTY, TN

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

39400.00- CAMT.
102.44 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 108.94-
7028A04/11/85 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

I 9 5 7 6 8

IDENTIF. REFERENCE T

APR 11 9 23 AM '85

FELIX Z. WILSON JR. REGISTER
DAVIDSON COUNTY, TN

No. 123987