FILE BOX 45

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STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 44,228.92

James E. Watts Sr.
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23rd DAY OF April 19 85

Notary Public

MY COMMISSION EXPIRES: 10-20-85

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

CHARLES F. BROWN, JR - 1161 Murfreesboro Road - Suite 316 - Nashville, TN 37217

NAME / ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
James E. Watts, Sr. (NAME)	Dobson & Johnson, Inc. (NAME)	MAP 75-13
3916 Bonnaford Drive (STREET ADDRESS OR ROUTE NUMBER)	One Commerce Place, Suite 1800 (STREET ADDRESS)	PARCEL 194
Hermitage, TN 37076 (CITY) (STATE) (P.O. ZIP)	Nashville, TN 37239 (CITY) (STATE) (ZIP)	

FOR AND 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, Clifford O. Howard, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO James E. Watts, Sr. and wife, Carol A. Watts

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.

LAND in Davidson County, Tennessee, being Lot No. 82 on the Plan of Hermitage Hills, Section I, as of record in Book 2900, Page 48 and 49, Register's Office for said County, to which plat reference is hereby made for a more complete description.

BEING the same property conveyed to Clifford O. Howard by deed from Irene Annie Heughan, of record in Book 4411, Page 224, Register's Office for said County.

This conveyance is subject to Restrictive Covenants of record in Book 2998, Page 231, Register's Office for said County.

This conveyance is subject to a Deed of Trust executed by Dale Hall, unmarried, to Albert Wm. Johnson, Trustee, for Dobson & Johnson, Inc., dated September 23, 1967, and filed for record in Book 4174, Page 481, Register's Office for said County, with an unpaid principal amount of approximately $9,228.92, which the grantees herein hereby assume and agree to pay. The escrow account if any is hereby transferred to the grantees.

I 9 9 3 4 4

IDENTIF. REFERENCE

APR 25 9 45 AM '85

FELIX A. WILSON III REGISTER
DAVIDSON COUNTY, TN

This is unimproved ( ) improved (XX) property, known as 3916 Bonnaford Drive, Hermitage, TN 37076
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 heir 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 covey 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 23rd day of April, 19 85

Clifford O. Howard

Clifford O. Howard

STATE OF TENNESSEE
COUNTY OF Davidson

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Clifford O. Howard, unmarried

(or proved to me on the basis of satisfactory evidence

the bargainor, with whom I am personally acquainted/and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 23rd day of April 1985

Commission expires 12-20-85

Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, a Notary Public within and for the State and County aforesaid, personally appeared and with whom I am personally acquainted/and who (or proved to me on the basis of satisfactory evidence)

upon (their several oaths) acknowledged (themselves) to be the and respectively of the the within named bargainor, and corporation, and that (he) as such (they) and being authorized so to do, execute the foregoing instrument for the purposes 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 on this the day of 19

My commission expires

Notary Public

WARRANTY DEED

FROM

Clifford O. Howard

TO

James E. Watts, Sr.
Carol A. Watts

RETURN TO:

METROPOLITAN ESCROW, INC.
1161 Murfreesboro Road
Suite 316
Nashville, TN 37217

CHARLES F. BROWN, JR.
ATTORNEY-AT-LAW
1161 Murfreesboro Road
Suite 316
Nashville, TN 37217

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
			44208.92-	CAMT.
			114.92	CSTAX
			.50	MSTAX
	VB		.50-	MSTAX
			.50	PRFEE
			6.00	WDEED
				CHECK 121.42-
1402A	04/25/85			BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

I.9.3.4.4

IDENTIF. T REFERENCE

APR 25 9 46 AM '85

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 128255