WARRANTY DEED

BOOK 6559 PAGE 264

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Robert C. Donnell	same	Map 93-16
(NAME)	(NAME)	
107 3rd Avenue North		Parce 214
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, TN 37201		
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of ten and 00/100 ($10.00)---------- ---------- *Dollars,*

cash in hand paid, the receipt of which is hereby acknowledged and other good and valuable considerations,

I, John H. Watkins

have this day bargained and sold, and do hereby transfer and convey unto the said Robert C. Donnell, his

certain real estate in Davidson County, Tennessee, as follows: *(successors), heirs and assigns,*

Situated in the City of Nashville, in Maury and Glaiborne's addition to South Nashville, a plan of which addition is recorded in the Register's Office of Davidson County, Tennessee, in Book No. 21, at pages 84 and 85, to which plan reference is here made for description. The parcel of land hereby conveyed is all of Lot No. 270 and 15 feet off of the westerly side of Lot No. 271 in said Maury and Claiborne's Addition and fronts together 50 feet on the southerly side of Cannon Street and runs back between parallel lines 165 feet, more or less, to an alley and is described and bounded as follows: Less 50 feet on rear previously conveyed.

Beginning at the southeast corner of Cannon and Lewis Streets and the northwest corner of Lot No. 270 in said addition, and runs thence eastwardly with the southern margin of Cannon Street 50 feet to a point; thence at right angles southwardly 165 feet, more or less, to an alley; thence with said alley westwardly 50 feet to Lewis Street; thence northwardly with the eastern margin of said Lewis Street and the western boundary line of Lot No. 270, 165 feet, more or less, to the place of beginning.

Being the same property conveyed to John H. Watkins from Rev. Julius C. Johnson, of record in Book 4937, page 592, Register's Office for Davidson County, TN. The said Rev. Julius C. Johnson having retained a life estate in said property and having since died. The said Mary S. Watkins joins (continued on reverse)

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 5,100.00

Subscribed and sworn to before me, this the 16TH day of May, 19 85

Affiant Robert C Donnell

My commission expires: 1-31-89 (Affix Seal)

Notary Public

This is unimproved ( ) improved ( ) property, known as 57 Cannon Street Nashville, TN 37210
(House Number) (Street) P. O. Address: (City or Town

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said Robert C. Donnell, his *(successors), heirs and assigns forever.* I *covenant that* I am *lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.*

I *further covenant and bind* myself, my *heirs and representatives, to warrant and forever defend the title to said real estate to said* Robert C. Donnell, his *(successors), heirs and assigns, against the lawful claims of all persons.*

Witness our *hand* s *this* 16TH *day of* May, 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.*

John H Watkins
JOHN H. WATKINS

Mary S. Watkins
MARY S. WATKINS

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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, John H. Watkins and wife, Mary S. 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 16th day of May, 19 85.

Notary Public

Commission Expires 7-31-89

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.....

(continued from front)
in this conveyance to convey any interest she may have as the wife of John H. Watkins.

FILED
MAY 17 8 26 AM 1985
DAVIDSON COUNTY, TN
REGISTER'S OFFICE

IDENTIFICATION REFERENCE

J 0 5 5 8 1

WARRANTY DEED

FROM

JOHN H. WATKINS

TO

ROBERT C. DONNELL

This Instrument prepared by
M NORRIS JENKINS
Harding Professional Building
4015 Travis Drive
Nashville, Tennessee 37211

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
			5100.00-	CAMT.
			13.26	CSTAX
			.50	PRFEE
			6.00	WDEED
			CHECK	19.76-
9005A05A17/85			BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

J.O 5.5.8 1

IDENTIF. REFERENCE

MAY 17 8 26 AM '85

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 135659