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IDENTIF. REFERENCE

JUN 3 11 39 AM '85

FELIX A. WILSON, JR. REGISTER
DAVIDSON COUNTY, TN

FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $64,881.15

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th DAY OF May, 19 85

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Walt, Dery & James, Attys, Suite C-301 2002 Richard Jones Rd, Nash,, TN 37215
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Nelda R. Watts (NAME)	same (NAME)	9D 5363
242 Carriage Drive (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	Map 142-2
Nashville, Tn 37221 (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	Parcel 198

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, Phyllis C. Shutt, a widow

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Nelda R. Watts, 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:

Land in Davidson County, Tennessee, being Lot No. 201, Cross Timbers, Section 4, as of record in Book 4175, page 54, Register's Office for said County.

Said Lot No. 201 fronts 116.0 feet on the southerly margin of Carriage Drive and extends back 120.92 feet on the east line and 94.83 feet on the west line to a dead line in the rear, measuring 116.0 feet thereon.

Being the same property conveyed to Martin E. Shutt and wife, Phyllis C. Shutt by deed from Evan H. Lancaster, as surviving tenant by the entirety of record in Book 4648, page 221, said Register's Office for Davidson County, Tennessee.

This conveyance is subject to restrictive covenants of record in Book 4317, page 284, said Register's Office; easements and setback lines as set forth on the above plan of record; and taxes for the current year which have been prorated and assumed by the Grantees herein.

The said Martin E. Shutt, having since died,

It is undstood and agreed that part of the consideration for the transfer of this property is the agreement of the Grantees to assume the unpaid blanace of a note secured by a first mortgage Deed of Trust to The Lomas & Nettleton Co., of record in Book 4648, page 221, Register's Office for Davidson County, Tennessee, and also that the account in connection with the aforesaid Deed of Trust is hereby transferred to (over

unimproved ( )
This is improved ( ) property, known as 242 Carriage Drive Nashville, TN 37221
(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 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 24th day of May, 19 85

Phyllis C. Shutt

Phyllis C. Shutt

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, The Undersigned, a Notary Public in and for said County and State, the within named Phyllis C. Shutt, A Widow

the bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 24th day of May 1985.

Commission expires 4-17-87

Notary Public

STATE OF TENNESSEE
Davidson 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 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

3780 06/03 175.24 CHECK

WARRANTY DEED

FROM

TO

the said Grantees.

PREPARED BY:

WALT, DYER & JAMES, Attorneys
Suite C-301
2002 Richard Jones Road
Nashville, TN 37215

Phone: (615) 297-0925

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

64881.15- CAMT.
168.74 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 175.24-
3780A06/03/85 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

J 0 9 5 3 1

IDENTIF. REFERENCE

JUN 3 11 38 AM '85

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 140319