FILE BOX 45

BOOK 6579 PAGE 730

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $64,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7th DAY OF June 1985

Notary Public

MY COMMISSION EXPIRES: 10-9-85

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

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

NAME	ADDRESS	
ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
B.G.W. Construction Co., Inc. (NAME)	Morris Mortgage Corporation (NAME)	Map 108-16
1359 Timber Valley Drive (STREET ADDRESS OR ROUTE NUMBER)	1000 Circle 75 Pkwy., Suite 355 (STREET ADDRESS)	Parcel 66
Nashville, TN 37214 (CITY) (STATE) (P O ZIP)	Atlanta, GA 30339 (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, Lee Roy Watson and wife, Gloria Watson

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO B.G.W. Construction Company, Inc.

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. 45A of the Zone lot division of Lot Nos. 44 and 45 of Section II of Percy Priest Woods, of record in Plat Book 6250, page 95, amending Plat Book 5800, page 259, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

BEING the same property conveyed to Lee Roy Watson and wife, Gloria Watson, by deed from Richard M. Wright, III and wife, JoAnn Wright, of record in Book 6534, page 62, said Register's Office.

THIS conveyance is subject to Restrictive Covenants of record in Book 5984, page 865; Book 6020, page 270; Book 6093, page 392 and Book 6353, page 307, Register's Office for said County.

THIS conveyance is subject to a Deed of Trust executed by Lee Roy Watson and wife, Gloria Watson, to Joseph Morris, Trustee, for Morris Mortgage Corporation, dated April 8, 1985, and filed for record in Book 6534, page 65, Register's Office for said County, with a present unpaid balance of $55,800.00, which the grantees herein hereby assume and agree to pay. The escrow account in connection with said loan is hereby transferred to the grantees.

J. 1. 2 3. 1 3

IDENTIF. REFERENCE

JUN 12 10 02 AM '85

REGISTER'S OFFICE
DAVIDSON COUNTY, TN

This is unimproved ( ) improved (XX) property, known as 1429 Timber Valley Drive Nashville, TN 37214
(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 our hand s this 7th day of June, 1985

Lee Roy Watson

Lee Roy Watson

Gloria Watson

Gloria Watson

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BOOK 6579 PG 731

Personally appeared before me, the undersigned a Notary Public in and for said County and State, the within named Lee Roy Watson and wife, Gloria Watson,

the bargainor S , with whom I am personally acquainted/and who acknowledged that they (or proved to me on the basis of satisfactory evidenc executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 7th day of June, 85

Commission expires 10-20-85

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 upon (his oath/their several oaths) acknowledged (himself/themselves) to be the (or proved to me on the basis of satisfactory evidence) and respectively of the the within named bargainor, and corporation, and that (he)/(they) as such 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

Lee Roy Watson and wife,

Gloria Watson

TO

B.G.W. Construction Co., Inc.

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 _____

BOOK 6579 PAGE 732

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
			64500.00- CAMT.	
			167.70 CSTAX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK	174.20-
7315A	06/12/85		BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

J 1 2 3 1 3

IDENTIF. REFERENCE

JUN 12 10 01 AM '85

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 143760