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This Form furnished by Attorneys Title Company, Inc.

Form No. WD-2

FROM

LEE ROY WATSON and wife,

GLORIA J. WATSON

TO

JAMES M. SHIPMAN and wife,
MARTHA E. SHIPMAN

For draftsman's use

PREPARED BY AND AFTER RECORDING MAIL TO:

Robert L. Trentham
213 Fifth Avenue North
Nashville, TN 37219

(615) 259-9344

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
James M. Shipman, et ux (NAME)	Security Federal S & L Assoc. (NAME)	115-07
617 Lamar Drive (STREET ADDRESS OR ROUTE NUMBER)	4235 Hillsboro Road (STREET ADDRESS)	64
Nashville, TN 37205 (CITY) (STATE) (P. O. ZIP)	Nashville, TN 37215 (CITY) (STATE) (ZIP)	8DZ-69090

(FOR REGISTER'S USE)

5819

IDENTIFICATION REFERENCE

DEC 4 2 12 PM '85

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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

$ 116,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3rd DAY OF December, 1985.

Notary Public

MY COMMISSION EXPIRES: 4/30/86

(AFFIX SEAL)

For and in Consideration of the sum of Ten and No/100 ($10.00) ---------- DOLLARS

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

LEE ROY WATSON and wife, GLORIA J. WATSON,

have bargained and sold, and by these presents do transfer and convey unto the said

JAMES M. SHIPMAN and wife, MARTHA E. SHIPMAN, 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. 12 on the Plan of West Meade Addition, Section II, as of record in Book 2854, page 56, Register's Office for said County.

SAID Lot No. 12 fronts 160 feet on the westerly side of Lamar Drive and runs back between lines, 188 feet on the northerly line and 344.2 feet on the southerly line to a dead line in the rear on which it measures 227.8 feet.

BEING the same property conveyed to Lee Roy Watson and wife, Gloria J. Watson by deed from John B. Harper and wife, Juliet B. Harper, of record in Book 5327, page 764, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to a first mortgage indebtedness to Security Federal Savings & Loan Association of Nashville, secured by the Deed of Trust of record in Book 5327, page 766, Register's Office for Davidson County, Tennessee; the unpaid principal balance of which is approximately $56,177.68. The Grantees herein assume and agree to pay the said first mortgage indebtedness and further agree to hold the Grantors harmless from any obligation on said indebtedness.

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WD-2

This is unimproved ( ) improved (xx) property, known as 617 Lamar Drive, Nashville, Tennessee 37205
(House Number) (Street) P. O. Address: (City or Town) (Postal Zone)

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said James M. Shipman and wife, Martha E. Shipman, their heirs and assigns, forever.

And we do covenant with the said James M. Shipman and wife, Martha E. Shipman 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, except as set out above, and for 1985 property taxes, which are a lien, but which have been prorated as of date of deed and are herein assumed by Grantees; and subject to a 10-foot easement for public * (con

And we, the Grantors, do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said James M. Shipman and wife, Martha E. Shipman, their heirs and assigns against the lawful claims of all persons whomsoever.

Witness our hands this 3rd day of December, 1985

Lee Roy Watson
Lee Roy Watson
Gloria J. Watson
Gloria J. Watson

* utilities along the north & rear lines of premises & a 100 ft. bldg. setback line from Lamar Drive & conditions of the owner's certificate in Book 2854, page 56, RODC, Tn.

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Delda L. Johnson, a Notary Public in and for said County and State, the within named Lee Roy Watson and wife, Gloria J. Watson,

the bargainors, 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 3rd day of December, 1985.

DELDA L. JOHNSON NOTARY PUBLIC DAVIDSON CO. TN.

Delda L. Johnson, Notary Public.

Commission expires 4/20/86

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 .....

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

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CO -CONVEYANCE
MO -MORTGAGE
WD -WARRANTY DEED
TD -TRUST DEED

CC -CERTIFIED COPY
REL -RELEASE
UCC -UNIFORM COMMERCIAL CODE

MISC -MISCELLANEOUS
CO TX -STATE TAX CONVEY
MO TX -STATE TAX MORT
PRFEE -PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

1169[illegible] 0- [illegible]
363.84 [illegible]
.50 [illegible]
6.00 [illegible]
[illegible] 311.44-
28654 12/04/85 [illegible] .71

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

58159

IDENTIFICATION REFERENCE

Dec 4 2 12 PM '85

FELIX Z. WILSON JR REGISTER
DAVIDSON COUNTY, TN

No. 197934