This instrument prepared by Douglas R. Berry, Attorney, 917 Two Mile Parkway, P.O. Box 976, Goodlettsville, TN 37072

WARRANTY DEED

BOOK 6727 PAGE 213

THIS INSTRUMENT PREPARED BY
DOUGLAS R. BERRY
ATTORNEY
917 TWO MILE PARKWAY
P.O. BOX 976
GOODLETTSVILLE, TN 37072

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 74,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th DAY OF November, 19 85

Notary Public

MY COMMISSION EXPIRES: October 19, 1986

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
JAMES A. PARKER, et ux (NAME)	MORTGAGE TRUST COMPANY (NAME)	12
7996 Old Springfield Highway (STREET ADDRESS OR ROUTE NUMBER)	2401 Hillsboro Road (STREET ADDRESS)	32
Goodlettsville, Tn. 37072 (CITY) (STATE) (P.O. ZIP)	Nashville, Tennessee 37212 (CITY) (STATE) (ZIP)	

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, ROBERT W. WATTS and wife, BRENDA R. WATTS

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO JAMES A. PARKER and wife, DONNALYN S. PARKER

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 a tract of land described according to a survey made by John Kohl and Company, dated November 15, 1985, as follows:

Beginning at a point in the easterly margin of Old Springfield Highway, the northwest corner of the property herein described, and the southwest corner of the Davenport property; thence along said Davenport's southerly line in an easterly direction 355 feet, more or less; thence along a fence and the southerly right-of-way of the L & N Railroad, 437 feet, more or less, to a point; thence in a southwesterly direction along a fence, 402 feet, more or less, to the aforesaid margin of Old Springfield Highway; thence along said margin in a northwesterly direction 424 feet, more or less, to the point of beginning.

Being the same property conveyed to Robert W. Watts and wife, Brenda R. Watts, by deed from Robert A. Miller and wife, Emalee Jackson Miller, of record in Book 6191, page 211, Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved (X) property, known as 7996 Old Springfield Highway, Goodlettsville, Tn. 37072
(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 our hand s this 29th day of November, 19 85

ROBERT W. WATTS

BRENDA R. WATTS

STATE OF TENNESSEE

COUNTY OF DAVIDSON

BOOK 6727 PAGE 241

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Robert W. Watts and Brenda R. Watts

the 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 Goodlettsville, Tennessee, this 29th day of November, 19 85.

Commission Expires October 19, 1986 _____, Notary Public.

STATE OF _____

_____ 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 purpose 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 _____, Tennessee. on this the _____ day of _____, 19____

My commission expires _____ _____ Notary Public

58439

IDENTIFICATION REFERENCE

DEC 5 10 34 AM '85

FELIX Z. WILSON JR. REGISTER
DAVIDSON COUNTY, TN

FEE $ 10.00

OFFICIAL RECEIPT

FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 6727 PAGE 245

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

740[illegible].00- CAIT,
192.40 CSTAX
.50 PRFEE
6.00 MOR[illegible]
CHECK 199.90-
3162A12/05/85 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

5843.9

IDENTIF. REFERENCE

Dec 5 10 34 AM '85

FELIX Z. WILSON JR REGISTER
DAVIDSON COUNTY, TN

No. 198223