THIS INSTRUMENT PREPARED BY: **PERCY WILKINS, JR.** and **CHRISTY WILKINS IVEY**, Attorneys
2210 Crestmoor Road, Nashville, Tennessee 37215-0157

BOOK 6754 PAGE 849

ADDRESS NEW OWNER:
Robert F. Braswell
1108 Oakway Court
Nashville, TN. 37214

SEND TAX BILLS TO:
Mellon Financial Services

3850 N. Causeway Blvd.,
Metairie, Louisiana 70002-1725

MAP-PARCEL NUMBERS:
MAP 108-16
PARCEL 172
3D-89730

WARRANTY DEED

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged,

Lee Roy Watson and wife, Gloria J. Watson

hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto Robert F. Braswell

hereinafter called the Grantee, Grantee's 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. 57B on the plan of Zone Lot Division Percy Priest Woods Lots 57 and 62 Revised Section III, of record in Book 5200, page 789, and amended in Book 6250, page 509, both in Register's Office for said County.

SAID Lot No. 57B fronts 35.50 feet on the westerly margin of Oakway Court and extends back 193.47 feet on the northerly line and 180.64 feet on the southerly line to a dead line in the rear, measuring 35.71 feet theteon.

BEING the same property conveyed to Lee Roy Watson and wife, Gloria J. Watson by deed from Percy Priest Woods, a Joint Venture of record in Book 6632, page 945, Register's Office for Davidson County, Tennessee.

The property herein conveyed is subject to restrictive covenants of record in Book 5984, page 865 and amended in Book 6020, page 270, Book 6097, page 11, being made applicable to Section IIIBY, Book 6353, page 307, and Book 6560, page 667, said Register's Office, and to the matters set forth in the above referenced plan of record.

It is understood and agreed that part of the consideration for the transfer of this property is the agreement of the Grantee to assume the unpaid principal balance of a note secured by a first mortgage deed of trust to Morris Mortgage Corporation, of record in Book 6632, page 948, said Register's Office, and that the escrow account in connection with the aforesaid deed of trust is hereby transferred to the said Grantee.

This is (un)improved property, known as ~~1108 Oakway Court, Nashville, TN. 37214~~.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever; and Grantor covenants with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever. (As to a corporate or partnership party, the reference to "heirs" shall be deemed to read "successors".)

Witness the execution hereof this 31st day of December, 1985.

Gloria J. Watson
Gloria J. Watson

Lee Roy Watson
Lee Roy Watson

STATE OF TENNESSEE
COUNTY OF Davidson

On this 31st day of December, 1985, before me personally appeared Lee Roy Watson and wife, Gloria J. Watson, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed.

NOTARY PUBLIC AT LARGE OF TENNESSEE

Notary Public

My Commission Expires: 10-2X-88

STATE OF TENNESSEE
COUNTY OF _____

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Before me, the undersigned, of the State and County aforesaid, personally appeared _____, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged ____self to be the President (or other officer authorized to execute the instrument) of the _____, the within named bargainor, a corporation, and that he as such _____, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by ____self as _____. Witness my hand and official seal, at office in _____, Tennessee, this _____ day of _____, 19___.

My Commission Expires: _____

_____
Notary Public

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $ 68,900.00.

Robert F. Braswell
Affiant

Subscribed and sworn to before me, this the 31st day of December, 1985.

My Commission Expires: 10-24-88

_____
Notary Public

NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

WARRANTY DEED

from:
Lee Roy Watson and wife, Gloria J. Watson

to:
Robert F. Braswell

PERCY WILKINS, JR.
and
CHRISTY WILKINS IVEY
Attorneys at Law
2210 Crestmoor Road
P.O. Box 150157
Nashville, Tennessee 37215-0157

IDENTIFY REFERENCE

JAN 3 11 15 AM '86

DAVIDSON COUNTY REGISTER

6 5 9 9 9

TN-24511

6754

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

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RECEIVED OF _____

FOR _____

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
			68900.00- CA IT.	
			179.14 CSTAX	
			.50 [illegible]	
			6.00 [illegible]	
			CHECK	185.64-
2505A01/03/06			BAL	.01

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

6 5 4 9

IDENTIFICATION REFERENCE

JAN 3 11 16 AM '86

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 207345