This instrument prepared by:
Joseph B. Pitt, Jr., Attorney
First American Center
Nashville, Tennessee 37238
G 250329 FILE BOX #35

WARRANTY DEED

BOOK 6807 PAGE .7

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Samuel R. Watkins, Jr. (NAME)	Third National Mortgage Company (NAME)	
4020 Aberdeen Avenue (STREET ADDRESS OR ROUTE NUMBER)	P.O. Box 2628 (STREET ADDRESS)	MAP 103-8
Nashville, Tennessee 37205 (CITY) (STATE) (ZIP)	Nashville, Tennessee 37219 (CITY) (STATE) (ZIP)	PARCEL 254

FOR AND IN CONSIDERATION of the sum of Ten and no/100 ---------- $10.00 ---------- *Dollars,*

Cash in hand paid by Samuel R. Watkins, Jr. and wife, Mary E. Watkins and other good and valuable considerations accepted as cash the receipt of all of which is hereby acknowledged,

James C. Stroud, and wife, Diane Stroud

have this day bargained and sold, and do hereby transfer and convey unto the said Samuel R. Watkins, Jr., and wife, Mary E. Watkins

the Grantees herein, their (successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being Lot No. 26 and the easterly 20 feet of Lot No. 25, Block "H", on the Plan of Cherokee Park, Section Two, as of record at Book 547, pages 175 and 176, Register's Office for said County.

Said Lot No. 26 and part of Lot No. 25 front together 80 feet on the northerly margin of Aberdeen Road, and extend back 117.03 feet on the easterly line, and 112.53 feet, more or less, on the westerly line, to a line in the rear on which it measures 85.0 feet.

Being the same property conveyed to James C. Stroud and wife, Diane Stroud, by deed from Tim W. McCall and wife, Rose Mary McCall of record in Book 5836, page 778, Register's Office of Davidson County, Tennessee.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 120,000.00

Subscribed and sworn to before me this the 14th *day of* March, 19 86

Affiant Samuel R Watkins Jr

My commission expires: 11-12-87 *(Affix Seal)*

Notary Public

This is improved ( ) unimproved ( ) property, known as 4020 Aberdeen Avenue, Nashville, Tennessee 37205 (House Number) (Street) P.O. Address: (City or Town)

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantees their (successors), heirs and assigns forever we covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, their (successors), heirs and assigns, against the lawful claims of all persons.

Whenever 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 hands this 14th *day of* March, *19* 86, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

James C. Stroud

Diane Stroud

CHECK

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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Personally appeared before me the undersigned, *a Notary Public in and for said County and State* James C. Stroud, and wife, Diane Stroud

the within named bargainors, *with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that* they *executed the within instrument for the purposes therein contained.*

Witness my hand and official seal at Nashville, *Tennessee, this* 14th *day of* March, *19* 86.

Karen E. Williams
Notary Public

Commission expires 11-12-89

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 (or proved to me on the basis of satisfactory evidence), 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 _____

WARRANTY DEED

FROM

James C. Stroud etux

TO

Samuel R. Watkins, Jr. etux

Compliments of
Chicago Title Insurance Company
First Floor — First American Center
Phone 255-4631
NASHVILLE, TENNESSEE 37238

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN
MAR 19 2 19 PM '86

IDENTIFICATION REFERENCE

84052

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

RECEIVED OF _____ BOOK 6807 PAGE 9

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

120000.00- CAMT.
312.00 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 318.50-
4226A03/18/86 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

84052

IDENTIFICATION REFERENCE

MAR 18 2 19 PM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 228516