BOOK 6825 PAGE 864

FORM NO. WD-1

File #57

STATE OF TENNESSEE }
COUNTY OF DAVIDSON XXXXXXXX } Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 29,000.00

Robert Hite
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 28th DAY OF March 19 86

M. Eddie Hite
Notary Public

MY COMMISSION EXPIRES: 1-10-87
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Montgomery & Associates 215 Centerview Dr. Suite 150, Brentwood, TN 37027
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Robert Sanders Hite (NAME)	SAME (NAME)	
23 Tea Rose Terrace (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	71-16
Brentwood, Tennessee 37027 (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	188

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, Leland D. Watts and wife, Winnifred A. Watts

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Robert Sanders Hite

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 Lots Nos. 87 and 88 on the Plan of Oakwood Park, as of record in Book 421, page 12, Register's Office, Davidson County, Tennessee.

Said Lots Nos. 87 and 88, front together 60 feet on the easterly side of North Fifth Street and runs back between parallel lines with the northerly margin of Richardson Avenue, 165 feet to an alley.

Being the same property conveyed to Leland D. Watts and wife, Winnifred A. Watts by deed from James O. Baker and wife, Marilouise S. Baker and william L. Charlton, Jr. of of record in Book 6308, Page 598, Register's Office, Davidson County, Tennessee.

Grantee herein agrees to assume an indebtedness evidenced by Deed of Trust of record in Book 6308, page 601, Register's Office for Davidson County, Tennessee in the original principal amount of $23,000.00.

90290

IDENTIFICATION

APR 10 10 00 AM '86

FELIX Z. WILSON II, REGISTER
DAVIDSON COUNTY, TN

This is unimproved ( ) improved (XX) property, known as 1201 North 5th Street, Nashville, TN. 37207
(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 their hand s this 28th day of March, 19 86

Leland D. Watts

Winnifred A. Watts

STATE OF TENNESSEE
~~Davidson County~~ Williamson

Personally appeared before me, the undersigned a Notary Public in and for said County and State, the within named Leland D. Watts and wife, Winnifred A. 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 Brentwood, Tennessee, this 28th day of March 19 86

Commission expires 1-10-87

N Eddie Montgomery
Notary Public

STATE OF TENNESSEE
Davidson 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 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

Leland D. Watts and wife,

Winnifred A. Watts

TO

Robert Sanders Hite

PREPARED BY:
N. EDDIE MONTGOMERY, ATTORNEY
215 CENTERVIEW DRIVE, SUITE 150
BRENTWOOD, TN 37027

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

RECEIVED OF _____

FOR _____

BOOK 6825 PAGE 856

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

29000.00- CAMT.
75.40 CSTAX
.50 PRFEE.
6.00 WDEED
CHECK 81.90-
1615A04/10/86 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

90290

IDENTIFICATION REFERENCE

APR 10 10 00 AM 86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 235737