FILE BOX 45

BOOK 6840 PAGE 306

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 71,900.00

Charles Watson
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24th DAY OF April, 1986

Patricia Howell
Notary Public

MY COMMISSION EXPIRES: 9/9/89

(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**

GREGORY M. GALLOWAY - 1161 Murfreesboro Road - Suite 316 - Nashville, TN 37217

| NAME | ADDRESS | |
|---|---|---|
| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
| Charles Watson | Homeland Mortgage Corporation | MAP 75-08 |
| (NAME) | (NAME) | |
| 636 Dutchmans Drive | 600 Larry Court | PARCEL 143 |
| (STREET ADDRESS OR ROUTE NUMBER) | (STREET ADDRESS) | |
| Hermitage, TN 37076 | Waukesha, WI 53186 | 4D5719 |
| (CITY) (STATE) (P.O. ZIP) | (CITY) (STATE) (ZIP) | |

FOR AND 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, David Ray Young and wife, Sherry Gail Young

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Charles Watson and wife, Sandra Watson

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 Lot No. 196 on the Plan of Highlands of Tulip Grove, Section I, of record in Plat Book 4675, page 26, Register's Office for Davidson County, Tennessee to which plat reference is hereby made for a more complete description.

Being the same property conveyed to David Ray Young and wife, Sherry Gail Young, by deed from Kyle E. Weems, Trustee, of record in Book 5171, page 249, said Register's Office.

This conveyance is subject to Restrictive Covenants of record in Book 4793, Page 157, Register's Office for said County.

95414

IDENTIFICATION REFERENCE

APR 28 2 48 PM '86

FELIX Z. WILSON JR. REGISTER
DAVIDSON COUNTY, TN

This is improved (XX) unimproved ( ) property, known as 636 Dutchmans Drive, Hermitage, TN 37076
(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 heir 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 covey 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 24th day of April, 1986

Sherry Gail Young
Sherry Gail Young

David Ray Young
David Ray Young

BOOK 6840 PAGE 307

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named David Ray Young and wife, Sherry Gail Young

the bargainor S 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 24th day of April, 19 86

Commission expires 9/9/89

Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ with whom I am personally acquainted/and who upon (his oath/their several oaths) acknowledged (himself/themselves) to be the (or proved to me on the basis of satisfactory evidence) _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that (he/they) as such _____ and _____ being authorized so to do, execute 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**

David Ray Young
Sherry Gail Young

**TO**

Charles Watson
Sandra Watson

**RETURN TO:**

METROPOLITAN ESCROW, INC.
1161 Murfreesboro Road
Suite 316
Nashville, TN 37217

GREGORY M. GALLOWAY
ATTORNEY-AT-LAW
1161 Murfreesboro Road
Suite 316
Nashville, TN 37217

**OFFICIAL RECEIPT**

**FELIX Z. WILSON, II**

**REGISTER OF DAVIDSON COUNTY**
**NASHVILLE, TENNESSEE**

RECEIVED OF _____

FOR _____ BOOK 5840 PAGE 308

| | | |
|---|---|---|
| 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 |
|---|---|---|---|---|
| | | | 71900.00- CAMT. | |
| | | | 186.94 CSTAX | |
| | | | .50 PRFEE | |
| | | | 6.00 WDEED | |
| | | | CHECK 193.44- | |
| | | | 7747A04/28/86 BAL .09 | |

**RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK**

95414

IDENTIFICATION REFERENCE

APR 28 2 48 PM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 241728