STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 75,045.99

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 20th DAY OF June, 19 86

Notary Public

MY COMMISSION EXPIRES: July 18, 1987

THIS INSTRUMENT WAS PREPARED BY
LEON SHARBER, ATTORNEY, 325 PLUS PARK BOULEVARD, NASHVILLE, TENNESSEE 37217
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Richard L. Person (NAME)	Merrill Lynch Mortgage Corp. (NAME)	MAP 75-11
629 Baton Rouge Court (STREET ADDRESS OR ROUTE NUMBER)	P.O. Box 85366 (STREET ADDRESS)	PARCEL 37
Hermitage, TN 37076 (CITY) (STATE) (P. O. ZIP)	San Diego, CA 92138-5366 (CITY) (STATE) (ZIP)	4D-24556

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, Kenneth K. Watkins, Jr. and wife, Emma C. Watkins

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Richard L. Person and wife, Vicki L. Person

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. 455 on the Plan of Highlands of Tulip Grove, Section 2, of record in Book 4675, page 93, Register's Office for Davidson County, Tennesseee.

Said Lot No. 455 fronts 41.15 feet on the southerly side of Baton Rouge Court and runs back 157.83 feet on the easterly line and 113.10 feet on the westerly line to a rear line on which it measures 157.49 feet.

Being the same property conveyed to Kenneth K. Watkins, Jr. and wife Emma C. Watkins by deed from Richard L. Bolsom and wife, Vicki A. Black Bolsom, of record in Book 5921, page 717, Register's Office for Davidson County, Tennessee.

IT IS UNDERSTOOD AND AGREED that part of the consideration for the transfer of this property is the areement of the Grantees to assume the unpaid balance of a note secured by a first mortgage Deed of Trust of record in Book 5363, page 847, of the Register's Office for Davidson County, Tennessee, which the grantee herein hereby assumes and agrees to pay. The escrow account in connection with said loan is hereby transferred to the grantee herein.

This conveyance is subject to any and all existing easements, restrictions, and building setback lines of record.

This is unimproved ( ) improved (X) property, known as 629 Baton Rouge Court, 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 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 hands this 17th day of June 19 86

Emma C. Watkins

Kenneth K. Watkins, Jr.

STATE OF TENNESSEE } NORTH CAROLINA
COUNTY OF ~~DAVIDSON~~ Lincoln

BOOK 6894 PAGE 502

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Kenneth K. Watkins, Jr. and wife, Emma C. Watkins

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 Kinston North Carolina, ~~Tennessee~~, this ~~20th~~ 17th day of June 19 86.

Commission expires Feb 14 1990

Notary Public

STATE OF TENNESSEE }

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 (their several oaths) (his oath) (themselves) (himself) acknowledged 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
Kenneth K. Watkins, Jr.
Emma C. Watkins

TO
Richard L. Person
Vicki L. Person

Return to:
LEON SHARBER, ATTORNEY
325 PLUS PARK BOULEVARD
NASHVILLE, TENNESSEE 37217

IDENTIFY REFERENCE 3164

FILED & RECORDED
DAVIDSON COUNTY, TN
'86 JUN 23 12 39 PM

PUBLIC

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 6894 PAGE 503

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

75045.99- CAPIT.
195.00 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 201.50-
0626A06/23/86 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

IDENTIFY REFERENCE

Jun 23 12 34 PM '86

REGISTER'S OFFICE
DAVIDSON COUNTY, TENN.

No. 262141