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FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

BOX 10

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $69,000.00

Stephen Paul Watson
Affiant

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

Patricia Spicer Carden
Notary Public

MY COMMISSION EXPIRES: 7-8-87

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
PATRICIA SPICER CARDEN, ATTY.

236 Fourth Avenue North Suite 200 Nashville, Tennessee 37219

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
Stephen Paul Watson et ux (NAME)	The Leader Mortgage Company (NAME)	04D51354
5121 Lana Renee Court (STREET ADDRESS OR ROUTE NUMBER)	1015 Euclid Avenue (STREET ADDRESS)	098-01-0-105.00
Hermitage, TN 37076 (CITY) (STATE) (P. O. ZIP)	Cleveland, Ohio 44115 (CITY) (STATE) (ZIP)	

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, Wallace A. Graham and wife, Adeline W. Graham

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Stephen Paul Watson and wife, Risa S. 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:

Land in Davidson County, Tennessee, being Lot No. 52 on the plan of Resubdivision of Lots 42-56 Roxborough, of record in Book 5210, page 76, Register's Office for said County.

Said Lot No. 52 fronts 73.0 feet on the southerly margin of Lana Renee Court and extends back 268.88 feet on the easterly line and 264.01 feet on the westerly line to a dead line in the rear, measuring 73.16 feet thereon.

Being the same property conveyed to Wallace A. Graham and wife, Adeline W. Graham by deed from Randall Phillips Builders, Inc. of record in Book 5531, page 509, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to restrictive covenants of record in Book 5302, page 669, said Register's Office and to the matters set forth in the above referenced plan of record.

13472

IDENTIFICATION REFERENCE

JUN 24 9 22 AM '86

FELIX Z. WILSON JR. REGISTER
DAVIDSON COUNTY, TN

This is ( ) unimproved (XX) improved property, known as 5121 Lana Renee 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 19th day of June, 19 86

Wallace A. Graham

Adeline W. Graham

6/24 1986 9:22

3954

INDIVIDUAL ACKNOWLEDGEMENT

State of ~~Tennessee~~ New Jersey

County of Bergen

Personally appeared before me, the undersigned Wallace A. Graham and wife, Adeline W. Graham, a Notary Public of said county,

the within named 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 purpose therein contained.

WITNESS my hand, at office, this 18 day of June, 1986.

Margaret A. Frey
NOTARY PUBLIC

My commission expires: MARGARET A. FREY
NOTARY PUBLIC OF NEW JERSEY
MY COMMISSION EXPIRES AUG. 5, 1989

CORPORATE ACKNOWLEDGEMENT

State of

County of

Before me, 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 himself to be President (or other officer authorized to execute the instrument) 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 himself as

WITNESS my hand and seal, at office in

this day of, 19.

NOTARY PUBLIC

My commission expires:

WARRANTY DEED

FROM

Wallace A. Graham and wife,

Adeline W. Graham

TO

Stephen Paul Watson and wife,

Risa S. Watson

PATRICIA SPICER CARDEN
Attorney At Law
236 Fourth Avenue North
Suite 200
Nashville, Tennessee 37219

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

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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

69000.00- CAMT.
179.40 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 185.90-
B964A06/24/86 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

13472

IDENTIFT REFERENCE

JUN 24 9 22 AM '86

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 262468