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Box 22

FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON } DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 119,500.00

Eugene G. Watson
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22nd DAY OF July, 19 86

Notary Public

MY COMMISSION EXPIRES: 11-12-87

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY I. DYKE TATUM, Attorney		
Suite 200, Arena Place, 2001 Charlotte Avenue, Nashville, Tennessee 37203		
ADDRESS NEW OWNER (S) AS FOLLOWS Eugene G. Watson	SEND TAX BILLS TO: Atlantic Coast Mortgage Company	MAP-PARCEL NUMBERS 155-3-B-30
(NAME) 7216 River Junction Drive	(NAME) 3975 University Drive	9D-79264
(STREET ADDRESS OR ROUTE NUMBER) Nashville, TN 37221	(STREET ADDRESS) Fairfax, Virginia 22030	
(CITY) (STATE) (P.O.ZIP)	(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, Allen Earps Builders, Inc.

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Eugene G. Watson and wife, Jacqueline R. 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. 30 on the plan of River Park Estates, of record in Book 6250, page 658, Register's Office for said County.

Said Lot No. 30 fronts 84.92 feet on the northerly margin of River Junction Drive and extends back 130.0 feet on the easterly line and 174.00 feet on the westerly line to a dead line in the rear, measuring 89.56 feet thereon. Being part of the same property conveyed to Allen Earps Builders, Inc. by deed from Belmont Investment Corporation of record in Book 6805, page 998, Register'S Office for Davidson County, Tennessee.

There is conveyed with the above described property an undivided interest in and to the general and/or restricted common areas and facilities of River Park Estates, as said areas are set forth and defined in Restrictions of record in Book 6672, page 600, Register's Office for Davidson County, Tennessee, and to which reference is hereby made for more particulars.

25514

IDENTIFICATION REFERENCE

JUL 28 3 28 PM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

This is unimproved ( ) improved (XX) property, know as 7216 River Junction Drive, Nashville, TN 37221
(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 convenant 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 his hand this 22nd day of July, 19 86

Allen Earps Builders, Inc.
By: Allen Earps
Allen Earps, President

STATE OF TENNESSEE
Davidson County

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Personally appeared before me,_____, a Notary Public in and for said County and State, the within named_____

the bargainor_____, with whom I am personally acquainted, * and who acknowledged that_____ executed the within instrument for the purposes therein contained. Witness my hand and official seal at_____, Tennessee, this _____day of_____, 19_____.

Commission expires _____

_____
Notary Public

* or proved to me on the basis of satisfactory evidence.

STATE OF TENNESSEE
Davidson County

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Allen Earps and _____ with whom I am personally acquainted * and who upon (his oath) (their several oaths) acknowledged (himself) (themselves) to be the President and _____ respectively of the Allen Earps Builders, Inc. the within named bargainor, a corporation, and that (he) (they) as such President 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 Allen Earps as such President., ~~and attesting the same by the said as such~~.

Witness my hand and official seal at office at Nashville, Tennessee on this the 22nd day of July, 19 86.

My commission expires 11-12 89

_____
Notary Public

* or proved to be on the basis of satisfactory evidence.

J. DYKE TATUM NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

WARRANTY DEED

FROM

Allen Earps Builders, Inc.

TO

Eugene G. Watson and wife,

Jacqueline R. Watson

J. DYKE TATUM, Attorney
Suite 200, Arena Place
2001 Charlotte Avenue
Nashville, Tennessee 37203

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
			1:9500.00- CA TT.	
			334.60 CSTAX	
			.50 PRFEE	
			6.00 MOR T	
			CHECK 341.10-	
			3080AC7/28/86 BAL .00	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

25514

IDENTIFICATION REFERENCE

JUL 28 3 28 PM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 276335