BOOK 6978 PAGE 115

STATE OF TENNESSEE
COUNTY OF SUMNER

The actual consideration or value whichever is greater, for this transfer is $ 68,000.00

Subscribed and sworn to before me, this the 1st day of September 19 86

My commission expires January 10, 1987

Affiant

Notary Public

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY
TENNESSEE TITLE & TRUST, INC.
113 Hazel Path • Southall Bldg. • Suite 3 • Hendersonville, Tenn. 37075

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:
Dennis I. Watts	CAMERON-BROWN COMPANY
6536 Clarksville Highway	4300 Six Forks Road PO Box 18109
Joelton, TN 37080 (STREET ADDRESS)	Raleigh, North Carolina 27619 (STREET ADDRESS)
CITY STATE ZIP	CITY STATE ZIP
MAP & PARCEL NO 021-00-0 201	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, Charles H. Hays and wife, Vonda K. Hays

HEREINAFTER CALLED GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO HEREBY TRANSFER AND CONVEY UNTO Dennis I. Watts and wife, Melissa T. Watts

HEREINAFTER CALLED GRANTEE(S), THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND, TOGETHER WITH ALL TENEMENTS, HEREDITAMENTS AND APPURTENANCES THERETO LOCATED IN Davidson COUNTY, STATE OF TENNESSEE, MORE PARTICULARTY DESCRIBED AS FOLLOWS:

Land in the 14th Civil District of Davidson County, Tennessee, described partly according to a survey not dated, made by E. L. Miller, Jr. & Company, as follows: Beginning in the northerly margin of U. S. Highway 41-A, at the southwesterly corner of the property conveyed to Mayhew Galbreath and wife, from O. A. Felts and wife, by deed of record in Book 3674 at page 128, Register's Office for Davidson County, Tennessee; and running thence along the northerly margin of Highway, North 79 degrees West 120.5 feet to the southeasterly corner of a tract of land conveyed to Kenneth W. Felts and wife, from O. A. Felts; North 11 degrees East 362 feet, more or less, to a fence in the southerly line of the porperty conveyed to Joe Frank Gillespie and wife, from O. A. Felts and wife, by deed of record in Book 2806 at page 371, Register's Office for said County; thence along said fence and with Gillespie's southerly line, South 74 degrees East 127 feet, more or less, to the northwesterly corner of Mayhew Galbreath's property; thence with Galbreaths westerly line, South 5 degrees 30 minutes West 345 feet, more or less, to the beginning.

Being the same property conveyed to Charles H. Hays by Installment Deed recorded in Book 5869 at page 11, Register's Office for Davidson County, Tennessee.

SEP 15 8 40 AM '86
PAUL Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

4170 CHECK
IDENTIFICATION REFERENCE

THIS IS _____ IMPROVED PROPERTY, KNOWN AS 6536 Clarksville Highway, Joelton, TN 37080

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenance, 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 singlular 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 1st day of September, 19 86

Charles H. Hays

Vonda K. Hays

1638

BOOK 6978 PAGE 116

State of Tennessee
County of Davidson

On this 1st day of September, 19 86, before me personally appeared Charles H. Hays and wife, Vonda K. Hays to me known to be the person(s) described in or proved to me on the basis of satisfactory evidence, and who executed the foregoing instrument, and who acknowledged the execution of the same to be their free act and deed.

Witness my hand and official seal.
My Commission expires:

1/10/89

Notary Public
Doris M. Freeman

State of Tennessee
County of _____

On this _____ day of _____, 19____, before me personally appeared _____ to me known to be the person(s) described in or proved to me on the basis of satisfactory evidence, and who executed the foregoing instrument, and who acknowledged the execution of the same to be _____ free act and deed.

Witness my hand and official seal.
My Commission expires:

_____

_____
Notary Public

WARRANTY DEED

TENNESSEE
TITLE &
TRUST, Inc.

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

RECEIVED OF _____

FOR _____

BOOK 6978 PAGE 117

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

680000.00 CAMT.
VB 680000.00 CAMT.
68000.00 CAMT.
190.40 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 196.90
1638A09/15/86 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

4 1 7 0

IDENTIFICATION/REFERENCE

SEP 15 8 41 AM '86

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 294458