ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS:
Julius A. Darden (NAME)	First Tennessee Bank (NAME)	117-8
1515 Ferguson Avenue (STREET ADDRESS OR ROUTE NUMBER)	Post Office Box 474 (STREET ADDRESS)	142
Nashville, Tennessee 37204 (CITY) (STATE) (ZIP CODE)	Memphis, Tennessee 38101 (CITY) (STATE) (ZIP CODE)	

WARRANTY DEED BOOK 7016 PAGE 366

For and in consideration of the sum of Fifty-Five Thousand Seven Hundred Sixty-Four and 40/100 ($55,764.40) DOLLARS

cash in hand paid, the receipt and sufficiency of which is hereby acknowledged,

we, EUGENE L. WATKINS and wife, HELEN D. WATKINS,

have bargained and sold, and by these presents do transfer and convey unto the said JULIUS A. DARDEN

the GRANTEES herein, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 173 on the Map of Victoria Place, as of record in Book 332, page 10, Register's Office for said County.

Said Lot No. 173 fronts 60 feet on the southerly side of Ferguson Avenue and runs back between parallel lines 140 feet to an alley.

Being the same property conveyed to Eugene L. Watkins, Jr. and wife, Helen E. Watkins by deed from S. H. Simpson, of record in Book 4933, page 79, Register's Office for said County.

This conveyance is subject to all restrictions of record.

RECD
OCT 22 12 13 PM '86
FELIX Z. WILSON JT REGISTER
DAVIDSON COUNTY, TN

IDENTIFICATION REFERENCE 5 5 2 2 3

unimproved ( )
This is improved (X) property, known as 1515 Ferguson Avenue (House Number) (Street)
Nashville, Tennessee 37204 (P. O. Address) (City or Town) (Zip Code)

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.

Whenever 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 4th day of September, 1986.

Eugene L. Watkins
EUGENE L. WATKINS

Helen D. Watkins
HELEN D. WATKINS

BOOK 7016 PAGE 367

STATE OF ~~TENNESSEE~~ OHIO
COUNTY OF HAMILTON

Personally appeared before me, MICHAEL W. HUNLEY, a Notary Public in and for said County and State, the within named EUGENE L. WATKINS and HELEN D. WATKINS

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 ~~SAME~~, this 4th day of ~~SAME~~ DECEMBER, 19 86

My commission expires MICHAEL W. HUNLEY Notary Public Michael W Hunley
Notary Public, State of Ohio
My Commission Expires March 9, 1988

STATE OF TENNESSEE
COUNTY OF

Before me, _____, a Notary Public of the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged _____ to be the _____ and _____ respectively of _____, the within named bargainor, a corporation, and that _____ as such _____ and _____, executed the foregoing instrument for the purpose therein contained by signing the name of the corporation by the said _____ as _____ and attesting the same by the said _____ as _____.

Witness my hand and seal, at office in _____, this _____ day of _____, 19____.

_____ Notary Public

Commission expires _____

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer or value of property (whichever is greater) is $ 55,764.40
This is equal to or greater than the property would bring at a fair and voluntary sale.

Julius A. Darden
JULIUS A. DARDEN

Sworn to and subscribed before me this 26th day of September, 1986.

My commission expires 7/18/87 Notary Public Linda W. Ford

NOTARY PUBLIC AT LARGE

This instrument was prepared by:

WOODS & WOODS, 121 Seventeenth Avenue South, Nashville, Tennessee 37203

Name | Address

WARRANTY DEED

FROM

EUGENE L. WATKINS, et ux

TO

JULIUS A. DARDEN

Ticor Title Insurance Company
Public Square Building
344 4th Avenue North
NASHVILLE, TENNESSEE 37219

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

RECEIVED OF _____

FOR _____

BOOK 7016 PAGE 368

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
			55764.00- CONT.	
			156.24 COTAX	
			.50 PRFE	
			6.00 WDE D	
			CHECK	162.74-
091:A		10/22/06	BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

55223

IDENTIFICATION REFERENCE

Oct 22 12 13 PM '06

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 03088