File 23

Address New Owner:	Send Tax Bills To:	Map/Parcel
Jim D. Stevens	Same	Map 72-6
3937 Dallston Road		Par 146
Nashville, Tn 37216		15DA-5410

WARRANTY DEED

FOR AND IN CONSIDERATION 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, BEN H. WATSON and wife, LAURA S. WATSON, hereinafter called the Grantors, have bargained and sold and by these presents do transfer and convey our one-half (1/2) undivided interest unto the said JIM D. STEVENS, unmarried, hereinafter called the Grantee, his heirs and assigns, a certain tract or parcel of land in the County of Davidson, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being part of Lot No. 3 on the Plan of E. J. Childers, Trustee's Subdivision of the J. H. Ambrose Tract, as of record in Book 57, page 144, as corrected in Book 332, page 134, Register's Office for said County, described according to a survey made by Lewis D. Justice, Surveyor, September 23, 1949, as follows:

Beginning at an iron stake on the northerly margin of Thomas Street at the corner of Lots Nos. 3 and 8; thence with the line between said two lots, northwardly 175 feet to the common corner of Lots Nos. 3, 4, 7 and 8; thence with the line between Lots Nos. 3 and 4, eastwardly 100 feet; thence southwardly 90 feet, more or less, to a stake; thence westwardly 24.4 feet to an iron stake; thence southwardly 91.7 feet to an iron stake in the northerly margin of Thomas Street; thence with said Street, westwardly 72.3 feet to the beginning.

Being the same property conveyed to Ben H. Watson and wife, Laura Watson, a 1/2 undivided interest and Jim Stevens, a 1/2 undivided interest, by deed from J. M. Fischer, Trustee with full power to sell, mortgage or convey without the joinder of any beneficiary or disclosure of same, of record in Book 7016, Page 926, Register's Office for Davidson County, Tennessee.

This property is conveyed subject to the Plan of record in Book 57, Page 144, as corrected in Book 332, page 134, said Register's Office and to all applicable local government planning, building and zoning regulations.

This is improved property known as 1019 Thomas Street, Nashville, Tennessee.

TO HAVE AND TO HOLD the said real estate, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, his heirs, successors and assigns, forever.

AND GRANTORS COVENANT that they are lawfully seized and possessed of said real estate, in fee simple, that they have a good and valid right to convey it and that the same is unencumbered.

AND GRANTORS DO further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said real estate against the lawful claims of all persons whomsoever.

5.5 4 2 1. 7125

IDENTIFICATION REFERENCE

OCT 23 8 48 AM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

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 on this 21st day of October, 1986.

Ben H. Watson
BEN H. WATSON

Laura S. Watson
LAURA S. WATSON

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $13,125.00.

AFFIANT

Sworn to and subscribed before me this 21st day of October, 1986.

Carolyn Sizemore
NOTARY PUBLIC

My commission expires: 9-11-88.

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Ben H. Watson and wife, Laura S. Watson, the bargainors, 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 Brentwood, Tennessee, this 21st day of October, 1986.

Carolyn Sizemore
NOTARY PUBLIC

My commission expires: 9-11-88.

Prepared By:
Tom G. Coleman, Jr., Attorney
Coleman Real Estate Closing Service, Inc.
9000 E. Church St.
Brentwood, TN 37027

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

RECEIVED OF _____

FOR _____

BOOK 7016 PAGE 930

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
			13.25.CO- RMT.	
			36.33 CSTAX	
			.50 PRFE	
			6.00 WDFEE	
			CHECK	43.13-
7:25A 10/23/86			BAL	.0

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

5 5 4 2 1

IDENTIFICATION REFERENCE

Oct 23 8 48 AM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No.03293