Fee 23

Address New Owner as Follows:	Send tax bills to:	Map & Parcel
Jim D. Stevens 3437 Dallas Road Nashville, TN 37216	SAME	Map 51-8 Par. 113,114,114.01

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WARRANTY DEED

FOR AND IN CONSIDERATION of Ten Dollars, cash in hand paid by the hereinafter named Grantee 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 unto the said Jim D. Stevens, hereinafter called the Grantee, his heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to wit:

TRACT I: Being the west 75.6 feet front and 75.2 feet rear of Lot "P" on the Map of Due West Montague Subdivision, as of record in Book 421, page 152, Register's Office for said county.

Said part of said lot fronts 75.6 feet on the south side of East Palestine Blvd. and runs back between lines, 213.9 feet on the westerly line and 208 feet more or less on the easterly line to a dead line in the rear on which it measures 75.2 feet.

Being the same property conveyed to Jim D. Stevens, a one-half undivided interest, and Ben H. Watson and wife, Laura S. Watson, a one-half undivided interest, by deed from James M. Fischer, Jr., Trustee, of record in Book 4039, page 410, said Register's Office.

TRACT II: Being the east 25.2 feet front and 25 feet rear of Lot "P" and the west 29.8 feet front and 30 feet rear of Lot "O" on the Map of Due West Montague Subdivision, as of record in Book 421, page 152, Register's Office for said county, described as follows:

Beginning at a point in the south margin of East Palestine Blvd., 25.2 feet west of the common corner of Lots "O" and "P"; thence southerly 208 feet to a point which is 25 feet west of the corner of said lots; thence easterly 25 feet to the west terminus of a 12 foot alley; thence with the terminus of same, northerly 6 feet more or less to a point in the north margin of said alley; thence easterly 30 feet to a point; thence northerly 200 feet more or less to the south margin of East Palestine Blvd., thence with the margin of the same, westerly 29.8 feet to the point of beginning.

Being the same property conveyed to Jim D. Stevens, a one-half undivided interest, and Ben H. Watson and wife, Laura S. Watson, a one-half undivided interest by deed from James M. Fischer, Jr., Trustee, of record in Book 4039, page 409, Register's Office for Davidson County, Tennessee.

TRACT III: Being the east 71 feet front and 70.2 feet rear of Lot "O" on the Map of Due West Montague Subdivision, as of record in Book 421, page 152, Register's Office for said County.

Said part of said lot fronts 71 feet on the south side of East Palestine Blvd. and extends back 195 feet on the east line and 200 feet more or less on the west line to an alley in the rear on which it measures 70.2 feet.

Being the same property conveyed to Jim D. Stevens, a one-half undivided interest, and Ben H. Watson and wife, Laura S. Watson, a one-half undivided interest by deed from James M. Fischer, Jr., Trustee, of record in Book 4039, page 411, said Register's Office.
This property is conveyed subject to the Plan of record in Book 421, page 152, said Register's Office; Restrictions in deed of record in Book 549, page 100, and Restrictions in deed of record in Book 549, page 102, said Register's Office.

This property is conveyed subject to all applicable local government planning, building and zoning regulations.

TO HAVE AND TO HOLD the said real estate, with the appurtenances, estate,

7219

title and interest thereto belonging to the said Jim D. Stevens, his heirs 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 right to convey it and that the same is unencumbered, unless otherwise herein set out.

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.

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 the 10th day of October, 1986.

Ben H. Watson
Ben H. Watson

Laura S. Watson
Laura S. Watson

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Ben H. Watson and wife, Laura S. Watson, the within named bargainors, with whom I am personally aquainted, (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 on this the ~~10th~~ 21st day of October, 1986.

Carolyn Sizemore
NOTARY PUBLIC

CAROLYN SIZEMORE NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My commission expires: 9-11-88

STATE OF TENNESSEE

COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $35,250.00.

5 5 5 1 5.
IDENTIFICATION REFERENCE
Oct 23 9 41 AM '86
FELIX Z. WHITSON II REGISTER DAVIDSON COUNTY, TN

Affiant

Subscribed and sworn to before me this the ~~10th~~ 21st day of October, 1986.

Carolyn Sizemore
NOTARY PUBLIC

CAROLYN SIZEMORE NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My commission expires: 9-11-88

This instrument was prepared by:
Tom G. Coleman, Jr., Attorney
Coleman Real Estate Closing Service
9000 East Church Street
Brentwood, TN 37209

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

RECEIVED OF _____

FOR _____

BOOK 7017 PAGE 98

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

352[illegible].00	CAPT.
98.56	CSTAX
.50	PRFEE
6.00	WDCTF
CHECK	105.06
7219A 10/23/06 BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

5551 5

IDENTIFI REFERENCE

Oct 23 9 41 AM '06

FELIX Z. WILSON III REGISTER
DAVIDSON COUNTY, TN

No. 03387