B013

STATE OF TENNESSEE
COUNTY OF DAVIDSON The actual consideration or value whichever is greater, for this transfer is $ 125,500.00

Subscribed and sworn to before me, this the 14 day of November 19 86

My commission expires: 1-10-89 (Affix Seal)

X Richard M. Watkins Affiant

Notary Public

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY

Suite 170, Parkway Towers, 404 James Robertson Pky, Nashville, TN 37219

ADDRESS OF NEW OWNER:			SEND TAX BILLS TO:		
Richard M. Watkins			Third National Mortgage Company		
7413 River Park Drive			P. O. Box 2628		
Nashville,	TN	37221	Nashville,	TN	37219
CITY	STATE	ZIP	CITY	STATE	ZIP

MAP & PARCEL NO.

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, Allen Earps Builder, Inc.

HEREINAFTER CALLED GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO HEREBY TRANSFER AND CONVEY UNTO Richard M. Watkins and wife, Nina C. Watkins

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:

Being Lot No. 23 on the Plan of River Park Estates, of record in Plat Book 6250 at page 658, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being part of the same property conveyed to Allen Earps Builder, Inc. by deed of record in Book 6745 at Page 559, Register's Office for Davidson County, Tennessee.

6514 5

IDENTIFICATION REFERENCE

Nov 20 9 20 AM '86

FELIX Z. WILSON II REGISTER DAVIDSON COUNTY, TN

CHECK

THIS IS _____ IMPROVED PROPERTY KNOWN AS 7413 River Park Drive, Nashville, Tennessee 37221

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 my hand this 14 day of November 19 86

X Allen Earps Pres.
Allen Earps Builder, Inc.
by Allen Earps, President

11/20/86 0912

State of Tennessee
County of Davidson

On this 14th day of November, 1986, 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 their free act and deed.

Witness my hand and official seal.
My Commission expires:

1-10-89

Notary Public

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

SOUTHEAST TITLE
OF TENNESSEE, INC.
SUITE 170
PARKWAY TOWERS
404 JAMES ROBERTSON PKY
NASHVILLE, TN 37219

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 6th day of August, 1985, before me appeared Allen Earps with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who upon his oath acknowledged himself to be a the President of the Allen Earps Building, Inc., the within named bargainor, a corporation, and that he as such President, being authorized so to do, executed the forgoing instrument for the purposes therein contained.

Witness my hand and official seal on this 14th day of November, 1986.

NOTARY PUBLIC AT

My Commission Expires: 1-10-89

Notary Public

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

RECEIVED OF _____

FOR _____

BOOK 7045 PAGE 278

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

12550.00- CAMT.
351.40 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 357.90-
8120A11/20/86 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

65145

IDENTIFICATION REFERENCE

Nov 20 9 21 AM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 14046