BOOK 7094 PAGE 376

FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF ~~DAVIDSON~~ } Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 61,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF December, 19 86

Notary Public

MY COMMISSION EXPIRES: 10/6/87

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Montgomery & Associates 215 Centerview Dr. Suite 150, Brentwood, TN 37027
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Ralph W. Watkins, Jr. (NAME)	Bailey Mortgage Company (NAME)	162-09-0-B
5600 Country Drive (STREET ADDRESS OR ROUTE NUMBER)	162 East Amite Street (STREET ADDRESS)	084.00CO
Nashville, Tn. 3 211 (CITY) (STATE) (P. O. ZIP)	Jackson, Mississippi 39201 (CITY) (STATE) (ZIP)	05DU56133

FOR AND IN CONSIDERATION OF THE SUM 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, WE, William B. Knight and wife, Karen Knight

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Ralph W. Watkins, Jr. and wife, Donna L. Watkins

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS: TO-WIT:

BEING Townhouse No. 313 on the Fourth Revised Plan of Hickory Valley, Condominiums, Phase III, of record in Plat Book 5200, page 131, Register's Office, Davidson County, Tennessee, o which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to William B. Knight and wife, Karen Knight by deed from Danny M. Newborn and wife, Rhonda K. Gibbs Newborn of record in Book 6485, Page 332, Register's Office, Davidson County, Tennessee.

This conveyance is subject to any and all existing easements of record.

79748

IDENTIFICATION REFERENCE

JAN 5 9 49 AM '87

FILED & RECORDED IN REGISTER DAVIDSON COUNTY, TN

This is ~~unimproved~~ ( ) improved (XX) property, known as 5600 Country Drive, Nashville, Tn. 37211
(House Number) (Street) (P. O. Address) (City or Town) (Postal Zip)

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. Wherever 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 their hands this 30th day of December, 19 86

William B. Knight

Karen Knight

STATE OF TENNESSEE
~~Davidson~~ County
Williamson

Personally appeared before me, thereinbefore, a Notary Public in and for said County and State, the within named ~~William B. Knight and wife, Karen Knight~~

the bargainor~~s~~, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at ~~Brentwood~~, Tennessee, this ~~30th~~ day of ~~December~~ 19 ~~86~~.

Commission expires 1-10-87

Notary Public

STATE OF TENNESSEE
Davidson County

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon (his oath) (their several oaths) acknowledged (himself) (themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that (he) (they) as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____, 19___.

My commission expires _____

Notary Public

WARRANTY DEED

FROM
William B. Knight and wife Karen Knight

TO
Ralph W. Watkins, Jr. and wife, Donna L. Watkins

MONTGOMERY, CRANFORD, KEESTER & HARDEMAN
215 CENTERVIEW DRIVE, SUITE 150
BRENTWOOD, TENNESSEE 37027

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

RECEIVED OF _____

FOR _____

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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

6'50 . 0- GAIT
172.50 STAT
.50 PRFE
0.00 MOT
CHK # 173.70-
MZ4 10 / 5/87 DN .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

79748

IDENTIFICATION REFERENCE

JAN 5 9 49 AM '87

FELIX Z. WILSON, II
DAVIDSON COUNTY, TENN.

No. 30390