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9

FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 28,000.00

David C. Watkins
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th DAY OF December, 19 86

John V. Adams
Notary Public

MY COMMISSION EXPIRES: 11-1-87

(AFFIX SEAL)

NOTARY PUBLIC AT LARGE STATE OF TENN.

THIS INSTRUMENT WAS PREPARED BY
John V. Adams, Attorney
3813 Cleghorn Ave., Nashville, Tennessee 37215

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
David C. Watkins et ux	New Owner	MAP 71-15
(NAME)	(NAME)	
1302 Stainback Ave.		PARCELS 207 and
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	208
Nashville, TN 37207		
(CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	

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, I, Vivian Hackney,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO David C. Watkins and wife, Geneva 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:

TRACT I:
Land in Davidson County, Tennessee, being Lot Nos. 119 and 120 on the plan of the Highland Land Company's Subdivision, of record in Book 421 at page 14, Register's Office for said County.

Said Lot Nos. 119 and 120 adjoin and front together 50 feet on the westerly margin of Stainback aVenue and run back between parallel lines 175 feet to an alley.

Being the same property conveyed to Vivian Hackney with a life estate reserved in Grantor, by deed from Minnie M. Hackney, a widow, of record in Book 1383 at page 179 in said Register's Office. The said Minnie M. Hackney has since died.

TRACT II:
Land in Davidson County, Tennessee, being Lot Nos. 121 and 122 on the plan of the Highland Land Company's Subdivision, of record in Book 421 at page 14 in said Register's Office.

Said Lot Nos. 121 and 122 adjoin and front together 50 feet on the westerly margin of Stainback avenue and run back between parallel lines 175 feet to an alley.

Being the same property conveyed to Vivian Hackney by deed from Melba W. Rittenberry of record in Book 2960 at page 635 in said Register's Office.

This conveyance is made subject to restrictive covenants of record in Book 770 at page 164. in said Register's Office.

This is unimproved ( ) improved (X) property, known as 1302 and 1304 Stainback Ave., Nashville, TN 37207
(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 my hand this 20th day of December, 19 86

Vivian Hackney

Vivian Hackney

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, John V. Adams, a Notary Public in and for said County and State, the within named Vivian Hackney

the bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 20th day of December 19 86

Commission expires 11-1-87

John V. Adams
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

Vivian Hackney

TO

David C. Watkins and wife,

Geneva Watkins

Prepared By:
John V. Adams, Attorney
3813 Cleghorn Ave.
Nashville, TN 37215

INSTRUMENT REFERENCE

JAN 9 2 57 PM '87

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN

82309

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

[illegible] .50 [illegible]

[illegible] .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

82309

IDENTIFICATION REFERENCE

JAN 9 2 57 PM '87

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 33154