Box 30

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STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 40000.00

Subscribed and sworn to before me, this the 14 day of January 19 87

My commission expires: 1-13-89
(Affix Seal)

X Kenneth A. Hardison
Affiant

Notary Public

# WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY
SOUTHEAST TITLE of Tennessee, Inc.
Suite 170, Parkway Towers, 404 James Robertson Pky, Nashville, TN 37219

| ADDRESS OF NEW OWNER: | SEND TAX BILLS TO: |
|---|---|
| Kenneth A. Hardison | SECURITY FINANCIAL & MORTGAGE CORP. |
| 3114 DOAK AVENUE | 1611 DES PERES ROAD, SUITE 320 |
| NASHVILLE, TENNESSEE 37218 | ST. LOUIS, MISSOURI 63131 |
| CITY STATE ZIP | CITY STATE ZIP |
| MAP & PARCEL NO. 080-04-0046.00 | |

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, LELAND D. WATTS JOINED BY HIS WIFE, WINNIFRED A. WATTS

HEREINAFTER CALLED GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO HEREBY TRANSFER AND CONVEY UNTO KENNETH A. HARDISON AND WIFE, ANTHIA L. HARDISON

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:

Land in Davidson County, Tennessee, being the westerly one-half of an unnumbered lot on the Map of Newton Cannon`s Subdivision of Block 4 in G. T. Sheegog`s Subdivision of Bordeaux, of record in Book 547, page 185, Register`s Office for Davidson County, Tennessee.

Said part of lot fronts 50 feet on the northerly side of Doak Avenue and runs back between parallel lines, parallel to and 50 feet west of the westerly line of Lot No. 14, 180 feet to a dead line.

Being the same property conveyed to LELAND D. WATTS by deed recorded in Book 6846 at page 955, Register`s Office for Davidson County, Tennessee. The said Leland D. Watts is being joined by his wife, Winnifred A. Watts, to convey any and all marital interest in said property.

This conveyance is subject to taxes for the year 1987 and subsequent years, easements and restrictive covenants of record.

85106
IDENTIFT REFERENCE
JAN 20 10 23 AM '87
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

01/20 113.50- CHECK

THIS IS _____ IMPROVED PROPERTY KNOWN AS 3114 DOAK AVENUE, NASHVILLE, TENNESSEE 37218

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 our hand/s this 14 day of January 19 87

X Leland D. Watts
Leland D. Watts

X Winnifred A. Watts by Leland D. Watts, Attorney in fact
Winnifred A. Watts by Leland D. Watts, Attorney in fact

State of Tennessee
County of Davidson

On this 14 day of January, 19 87, before me personally appeared LELAND D. WATTS 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 the 14th day of January, 1987, before me personally appeared Leland D. Watts, to me known to be the person who executed the foregoing instrument on behalf of Winnifred A. Watts, acknowledged that he executed same as the free act and deed of said Winnifred A. Watts.

Commission Expires:

1-10-89

Notary Public

Prox.3

**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 |
|---|---|---|---|---|

AC[illegible] D- CANT,
[illegible].00 CSTAX
.00 PRFE
0.00 WDE D
CHECK [illegible].50-
BCD AC1/20/87 BAL .0[illegible]

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

85106

IDENTIFICATION REFERENCE

JAN 20 10 23 AM '87

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 36279