mail

THIS INSTRUMENT PREPARED BY: Homer R. Ayers, Attorney at Law
100 Long Hollow Pike
Goodlettsville, Tennessee 37072

WARRANTY DEED

ADDRESS NEW OWNERS:	SEND TAX BILLS TO:	MAP-PARCEL NOS.
Denzon Ray Watts	SAME AS NEW OWNER	Map 44-14
1011 Fowler Street		Parcel 101
Old Hickory, TN. 37138	MORTGAGEE: Old Hickory Employees Credit Union	4D-39570

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, WE, CHARLES D. SPEARRIN and wife, DORIS G. SPEARRIN, hereinafter referred to as the "GRANTORS", have bargained and sold, and by these presents do transfer and convey unto the said DENZON RAY WATTS, hereinafter referred to as the "GRANTEE", his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Being Lot No. 85 on the Plan of Section 1, Rolling Green Subdivision, Village of Old Hickory, Fourth Civil District of Davidson County, Tennessee, recorded in Book 1424, page 75, said Register's Office, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Charles D. Spearrin and wife, Doris G. Spearrin, by deed from George L. Thomas, III and wife, Dora P. Thomas, of record in Book 6144, page 15, Register's Office, Davidson County, Tennessee.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, his heirs and assigns, forever.

And We, the GRANTORS, do covenant with the said GRANTEE, that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and warrant that the same is unencumbered, except (1) 1987 State & County taxes, a lien, prorated between the parties and assumed in full by the Grantee, and (2) The Plan of record in Book 1424, page 75, said Register's Office, shows Owner's Certificate, a 30 foot setback line from Fowler Street and 15 feet from 11th Street and a 10 foot easement for utility purposes along the rear line of said lot.

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And We, the GRANTORS, do further covenant and bind ourselves, our, heirs and representatives to warrant and forever defend the title to the said land to the said GRANTEE, his heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS our hands on this the 16 day of February, 1987.

CHARLES D. SPEARRIN

DORIS G. SPEARRIN

STATE OF NORTH CAROLINA)
COUNTY OF NEW HANOVER)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named CHARLES D. SPEARRIN and wife, DORIS G. SPEARRIN, the bargainors, with whom I am personally acquainted and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal, this the 16 day of February, 1987.

NOTARY PUBLIC

My Commission Expires: November 22, 1991

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $49,750.00.

Affiant

Sworn to and subscribed before me, this the 18th day of February, 1987.

NOTARY PUBLIC

My Commission Expires: 1-19-88

IDENTIFICATION REFERENCE

FEB 23 9 13 AM '87

FELIX Z. WILSON JR REGISTER
DAVIDSON COUNTY, TN

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

RECEIVED OF _____

FOR _____

BOOK 7143 PAGE 190

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

49750.00- CAMT.
139.16 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 145.66-
2918A02/23/87 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

9. 5. 9. 1. 9.

IDENTIFICATION REFERENCE

FEB 23 9 13 AM '87

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 48223