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File 27
FORM NO. WD-1

STATE OF TENNESSEE, XXXXXXX } Williamson
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 63,000.00

63000.00 Bernard Watson
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th DAY OF March, 19 87.

M. Edwin Montgomery
Notary Public

MY COMMISSION EXPIRES: 12-1-89

(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
Bernard Watson (NAME)	Atlantic Coast Mortgage Company (NAME)	148-08-0
4523 Artelia Drive (STREET ADDRESS OR ROUTE NUMBER)	3975 University Drive (STREET ADDRESS)	022.00
Antioch, TN. 37013 (CITY) (STATE) (P. O. ZIP)	Fairfax, Virginia 22030 (CITY) (STATE) (ZIP)	02DU 23149

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, Gary W. Hardison and wife, Elaine Hardison

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Bernard Watson and wife Ann Watson

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 Lot NO. 20 on the Plan of Oakwood Terrace, Section 1, as of record in Book 4460, pages 54 and 55, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more, complete and accurate legal description.

Being the same property conveyed to Gary W. Hardison and wife Elaine Hardison by deed from Samuel R. Piece, Jr. , Secretary of Housing and Urban Development Agency of record in Book 5955, Page 79, Register's Office, Davidson County, Tennessee.

Subject to restrictions of record in Book 4559, page 72 said Register's Office.

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

10153

IDENTIFICATION REFERENCE

Apr 1 1 34 PM '87

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

unimproved (XX)
This is improved ( ) property, known as 4523 Artelia Drive, Antioch, TN. 37013
(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 27th day of March, 19 87

Gary W. Hardison
Gary W. Hardison

Elaine Hardison
Elaine Hardison

STATE OF TENNESSEE
~~Davidson~~ Williamson County

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Gary W. Hardison and wife, Elaine Hardison

the bargainors, 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 27th day of March, 19 87

Commission expires 10-1-87

M. Elsie Watson
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
Gary W. Hardison and wife, Elaine

Hardison

TO
Bernard Watson and wife, Ann

Watson

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

630[illegible].10- CAMT.
176.40 CSTAX
.50 [illegible]
6.00 [illegible]
CHECK 182.90-
9068A04/31/87 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

10153

IDENTIFICATION REFERENCE

APR 1 1 34 PM '87

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 64031