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Title 27

FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 14,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 2nd DAY OF June, 1987.

Notary Public

MY COMMISSION EXPIRES: March 14, 1991

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Montgomery & Associates, 457 Donelson Pike, Nashville, Tennessee 37214
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jimmy L. Watson et al (NAME)	(NAME)	75-11
205 Creekside Ct (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	105 & 131
Nashville TN 37211 (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, John M. McNamara and wife, Linda L. McNamara

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Jimmy L. Watson and Norman W. Miller

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:

Land in Davidson County, Tennessee, being Lot No. 176 on the Plan of Highlands of Tulip Grove Section III, of record in Book 4675, page 140, said Register's Office.

Said Lot No. 176 fronts 44.52 feet on the southerly margin of Cointreau Drive cul-de-sac and extends back 130.86 feet on the northwesterly line and 128.75 feet on the easterly line to a broken rear line on which it measures 182.94 feet thereon.

Being the same property conveyed to John M. McNamara and wife, Linda L. McNamara by deed from John G. Doak, Trustee, with full power to sell, mortgage, transfer or convey anu part or all of the same without the joinder of any beneficiary of record in Book 6023, page 489 and also by deed from James C. Richter and wife, Claudette B. Richter of record in Book 6368, page 241, said Register's Office.

Subject to restrictions of record in Book 4793, page 157, Book 4849, page 767, Book 5020, page 58, Book 5028, page 357, Book 5545, page 321, and Book 6017, page 179, all of record in The Register's Office for Said County.

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

This is unimproved (X) improved ( ) property, known as 916 Cointreau Drive, Hermitage Tennessee 37076
(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 our hands this 2nd day of June, 1987

John M. McNamara

Linda L. McNamara

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STATE OF TENNESSEE
Davidson County

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named John M McNamara and wife, Linda L. McNamara

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 Nashville, Tennessee, this 2nd day of June 19 87

Commission expires March 11, 1991

Mark A. Ellison
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
John M. McNamara and wife,
Linda L. McNamara

TO
Jimmy L. Watson
and
Norman W. Miller

3.54 | 8.

IDENTIFICATION REFERENCE

JUN 11 10 23 AM '87

FELIX Z. WILCOXEN REGISTER
DAVIDSON COUNTY, TN

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

-14000.00- CAPT.
39.20 CSTAX
.50 PREE
6.00 WDST
CHECK 45.70-
B099A06/11/87 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

3.5.4 1.8.

IDENTIFICATION REFERENCE

JUN 11 10 26 AM '87

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 92423