Box 8-4

THIS INSTRUMENT PREPARED BY: **PERCY WILKINS, JR.** and **CHRISTY WILKINS IVEY**, Attorneys
2405 Crestmoor Road, Nashville, Tennessee 37215-0157

ADDRESS NEW OWNER:
Thaddeus E. Watkins, III
8031 Regency Drive
Nashville, TN 37221

MORTGAGEE:
Atlantic Coast Mortgage Company
3975 University Drive
Fairfax, VA 22030

MAP-PARCEL NUMBERS:
MAP 128-14
PAR 111
9D-06611

BOOK 7295 PAGE 742

WARRANTY DEED

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, Joseph L. Fall and wife, Jill R. Fall hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto Thaddeus E. Watkins, III and wife, Gail B. Watkins hereinafter called the Grantee, Grantee's 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. 33 on the plan of Resubdivision of Lots 33 & 34, Harpeth Park, Section 3, of record in Book 4470, page 1, Register's Office for said County.

SAID lot No. 33 fronts 94.00 feet on the northerly margin of Regency Drive and extends back 176.25 feet on the easterly line and 176.10 feet on the westerly line to a dead line in the rear, measuring 94.00 feet thereon.

Being the same property conveyed to Joseph L Fall and wife, Jill R. Fall by deed from Carol Teresa Baker, unmarried of record in Book 6081, page 741, Register's Office for Davidson County, Tennessee.

The property herein conveyed is subject to restrictive covenants of record in Book 4232, page 417, said Register's Office, and to the matters set forth in the above referenced plan of record.

45481

IDENTIFICATION REFERENCE

JUL 14 10 25 AM '87

FELIX Z. WILSON JR. REGISTER
DAVIDSON COUNTY, TN

This is (un)improved property, known as 8031 Regency Drive, Nashville, TN 37221.

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, Grantee's heirs or assigns, forever; and Grantor covenants with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple; has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever. (As to a corporate or partnership party, the reference to "heirs" shall be deemed to read "successors".)

Witness the execution hereof this 10th day of July, 1987.

Jill R. Fall

Joseph L. Fall

STATE OF TENNESSEE
COUNTY OF Davidson

On this 10th day of July, 1987, before me personally appeared Joseph L. Fall and wife, Jill R. Fall, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged that he executed the same as their free act and deed.

My Commission Expires: 10-24-88

Notary Public

STATE OF TENNESSEE
COUNTY OF _____

Before me, the undersigned, of the State and County aforesaid, personally appeared _____, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged ____self to be the President (or other officer authorized to execute the instrument) of the _____ _____, the within named bargainor, a corporation, and that he as such _____, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by ____self as _____. Witness my hand and official seal, at office in _____, Tennessee, this _____ day of _____, 19___.

My Commission Expires: _____

_____
Notary Public

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $ 84,900.00.

_____
Affiant

Subscribed and sworn to before me, this the 10th day of July, 1987.

My Commission Expires: 10-24-88

_____
Notary Public

NOTARY PUBLIC AT LARGE

WARRANTY DEED

from:
Joseph L. Fall and wife, Jill R. Fall

to:
Thaddeus E. Watkins, III and wife, Gail B. Watkins

PERCY WILKINS, JR.
and
CHRISTY WILKINS IVEY
Attorneys at Law
2405 Crestmoor Road
P.O. Box 150157
Nashville, Tennessee 37215-0157

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

RECEIVED OF _____

FOR _____

BOOK 7295 PAGE 744

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

84900.00- CAMT.
237.72 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 244.22-
9544A07/14/87 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

4.5 4 8 1

IDENTIFICATION REFERENCE

JUL 14 10 26 AM '87

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No.103722