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File 27

FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 127,297.82

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13th DAY OF January, 19 88

Notary Public

MY COMMISSION EXPIRES: 1/20/91

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Montgomery & Associates One Burton Hills Blvd., S-220, Nashvillle, TN 37215
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
John J. Watson (NAME)	Fidelity Federal Savings & Loan (NAME)	150-04-0
3132 Windsor Green (STREET ADDRESS OR ROUTE NUMBER)	401 Union Street (STREET ADDRESS)	047.00
Antioch, TN 37013 (CITY) (STATE) (P. O. ZIP)	Nashville, Tennessee 37215 (CITY) (STATE) (ZIP)	02D 74209

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, Ronald G. Elveston and Linda S. Elveston, his wife

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO John J. Watson and Joyce E. Watson, his wife

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. 546 on the Plan of Kensington of Priest Lake, Sec. One-B, as of record in Book 6250, page 150, said Register's Office.

Said Lot No. 546 fronts for a total of 143.83 feet on the westerly side of Windsor Green Drive and runs back 151.62 feet on the northerly lot line and 135.00 feet on the southerly lot line to a line in the rear which measures 59.31 feet thereon.

Being the same property conveyed to Ronald G. Elveston and wife, Linda S. Elveston by deed from Philhall Corp. of record in Book 6726, Page 144 and re-recorded in Book 6756, page 469, Register's Office, Davidson County, Tennessee.

Subject to restrictions of record in Book 6386, page 65 said Register's Office.

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

Grantees herein agree to assume an indebtedness evidenced by Deed of Trust of record in Book 6726, page 147, re-recorded in Book 6756, page 471, Register's Office for Davidson County, Tennessee in the original principal amount of $122,450.00.

This is unimproved ( ) improved (X) property, known as 3132 Windsor Green, 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 hand s this 13th day of January, 19 88

Ronald G. Elveston — Ronald G. Elveston
By Dana Lee Arnold
Attorney In Fact

Linda S. Elveston — Linda S. Elveston
By Dana Lee Arnold
Attorney In Fact

STATE OF TENNESSEE
COUNTY OF Williamson

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Gary Lee Arnold, with whom I am personally acquainted, and who acknowledged that he executed the within instrument on behalf of Ronald G. and Linda S. Elveston as their Attorney in Fact as the free act and deed of the within named Gary Lee Arnold.

Witness my hand and official seal at Brentwood, Tennessee, this 13th day of January, 1988.

My Commission Expires:

3/11/90

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 (their several oaths) (his oath) acknowledged (themselves) (himself) 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

Ronald G. Elveston and wife,

Linda S. Elveston

TO

John J. Watson and wife, Joyce E. Watson

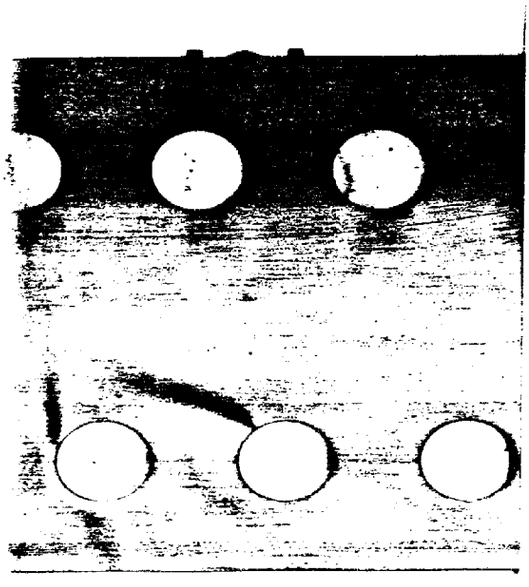
IDENTIFICATION REFERENCE

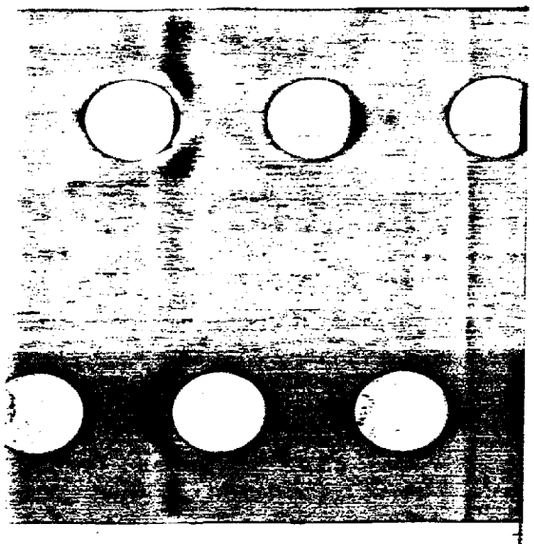
9 9 8 3 6

JAN 25 10 59 AM '88

DAVIDSON COUNTY, TN

1995 01/25 0101 02544





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 TAX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TAX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL

CAMT 127297.82
CON TX 356.44
PRFEE 0.50
MDEED 6.00
TOTAL 362.94
CHECK 362.94

01/25/98 01 11:00 0001 0895

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

9.9836:

IDENTIFT REFERENCE

JAN 25 10 59 AM '98

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 55820