Box 36

WARRANTY DEED

MAP - PARCEL NUMBER (S)	NAME AND ADDRESS OF NEW OWNER(S)	SEND TAX BILLS TO
114-08-0-306	Dillard Adams, Trustee 2020 Lindell Avenue Nashville, TN 37203	Dillard Adams, Trustee 2020 Lindell Avenue Nashville, TN 37203
FIELD BOOK NUMBER (S)	STREET ADDRESS OF SUBJECT PROPERTY (IF IMPROVED)	LOAN OR ACCOUNT NO.
	1610 17th Avenue, South	PROPERTY IS ☒ IMPROVED ☐ UNIMPROVED

EACH BOOK AND PAGE NUMBER REFERRED TO HEREIN, UNLESS OTHERWISE DESIGNATED, IS IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE

For and in consideration of the sum of TEN DOLLARS ($10.00) and other good and valuable considerations, the receipt of which is hereby acknowledged,

BOOK 7509 PAGE 32

APR 5 3 33 PM '88
FELIX Z. WILSON REGISTER
DAVIDSON COUNTY, TN

IDENTIFICATION REFERENCE 18871

ERNEST GUY WATSON and wife, SUSAN G. WATSON and MICHAEL ALLEN WATSON, UNMARRIED

hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto DILLARD ADAMS, TRUSTEE

hereinafter called the Grantee, his heirs, successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being the southerly 56 feet of the westerly 1/2 of Lot No. 54 on the Plan of O. B. Hayes Plan,as shown on plat of record in Plat Book 21, page 87, Register's Officefor said County.

Said part of Lot No. 54 fronts 56 feet on the east margin of 17th Avenue, South, formerly Addison Street, and extends back between parallel lines 152.5 feet more or less to an alley.

Being property conveyed to Ernest Guy Watson and Michael Allen Watson, by deed of record in Book 5892, page 577 and Book 6629, page 87, Register's Office for said County.

This conveyance is made subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging, to the Grantee, his heirs, successors and assigns, forever.

And the Grantor Covenants with the Grantee, that he is lawfully siezed and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered. , Except 1988 taxes which have been prorated and assumed by Grantee.

The Grantor further covenants and binds himself, his heirs, successors and representatives to warrant and defend the title to the said land to the Grantee, his heirs, successorsand assigns against the lawful claims of all persons.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

In witness whereof, the Grantor has hereunto set his hand (if a corporation, has caused its name to be signed hereto by its duly authorized officers) on this, the 31 day of March , 1988

Ernest Guy Watson

Ernest Guy Watson

Susan G. Watson

Susan G. Watson

Michael Allen Watson

Michael Allen Watson

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared the within named

Ernest Guy Watson and wife, Susan G. Watson and Michael Allen Watson, unmarried

the bargainor(s), with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this, the 31st day of March, 1988.

My commission expires: 5-13-90

Vicki Watts
Notary Public

STATE OF _____

COUNTY OF _____

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared the within named

_____ the bargainor(s), with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that _____ executed the within instrument for the purposes therein contained.

Witness my hand and official seal at _____,

this, the _____ day of _____, 19_____.

My commission expires:

_____
Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OF VALUE WHICHEVER IS GREATER, FOR THIS TRANSFER IS

$ 185,000.00

Dillard Adams
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st DAY OF March 19 88

COMMISSION EXPIRES: 5-13-90 (AFFIX SEAL)

Vicki Watts
Notary Public

WARRANTY DEED

FROM

ERNEST GUY WATSON AND WIFE, ET AL

TO

DILLARD ADAMS, TRUSTEE

Box 36

ORTALE, KELLEY, HERBERT & CRAWFORD
Nashville, Tennessee

1494 04/05 0101 03CHEC 524.50

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared

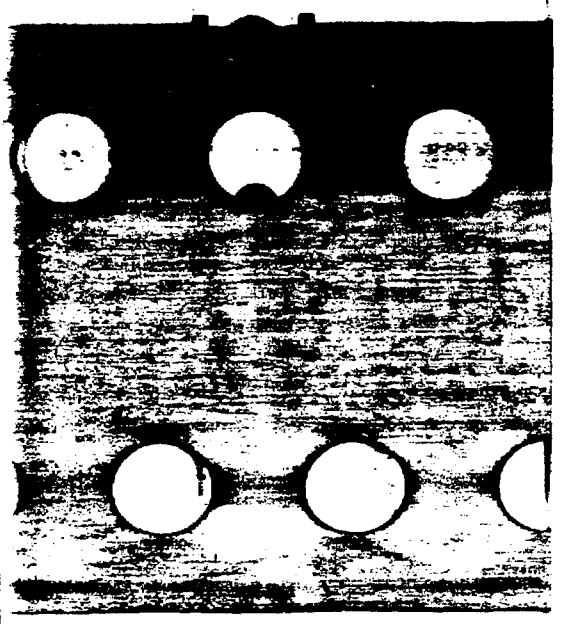
_____ and _____,

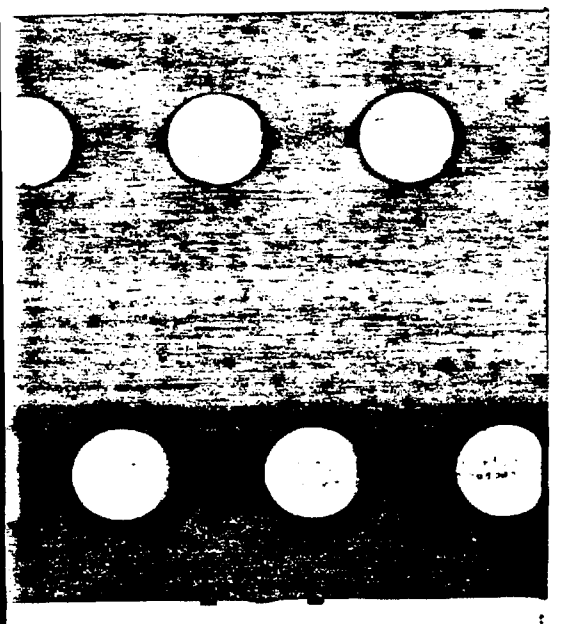
with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged _____ to be the _____ and _____ respectively, of _____, a corporation, the bargainor, and that _____ as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the said corporation by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at _____, Tennessee, this, the _____ day of _____, 19_____.

My commission expires:

_____
Notary Public





OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 7509 PAGE 34

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

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

18871

IDENTIFICATION REFERENCE

APR 5 3 33 PM '88

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

CAMT	85000.00
CON TX	518.00
PRFEE	0.50
WDEED	6.00
TOTAL	524.50
CHECK	524.50

04/05/88 01 14:37 0001 1494

No. 77691