BOOK 7525 PAGE 804

B0453

FORM No. WD-1

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 34,500.00

Willie G. Watts
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 5th DAY OF April, 19 88

Carolyn Lee Deffis
Notary Public, Carolyn Deffis

MY COMMISSION EXPIRES: March 8, 19890

(AFFIX SEAL)

THIS INSTRUMENT PREPARED BY
EAST END TITLE & ESCROW, INC. – 405 Two Mile Pike – Goodlettsville, Tennessee 37072

NAME	ADDRESS	
ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO: MORTGAGEE	MAP-PARCEL NUMBERS
WILLIE G. WATTS (NAME)	SINGLETON MORTGAGE CORPORATION (NAME)	MAP 71-15
1222 STAINBACK AVENUE (STREET ADDRESS OR ROUTE NUMBER)	6263 POPLAR AVENUE SUITE 200 (STREET ADDRESS)	PARCEL
NASHVILLE, TN 37207 (CITY) (STATE) (P.O. ZIP)	MEMPHIS, TENNESSEE 38119 (CITY) (STATE) (ZIP)	443

FOR AND 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, JAMES M. WINGO

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO WILLIE G. WATTS and wife, MAXINE L. WATTS

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 the southerly 39 feet of Lot No. 114 on the Plan of Sharpe's and Horn's First Addition to Northeast Nashville, as of record in Book 57, page 152, Register's Office for Davidson County, Tennessee and described as follows:

Said southerly part of Lot No. 114 fronts 39 feet on the westerly side of Stainback Avenue and runs back between parallel lines with the northline of Lot No. 113 on said Plan, 167.5 feet, more or less, to an alley and shows 39 feet on said alley.

8029 04/26 0101 03CHECK 103.10

Being the same property conveyed to James M. Wingo by deed from George Daniel, Sr. and wife, Lula Mai Daniel, of record in Book 5470, page 173, Register's Office for Davidson County, Tennessee.
THIS IS NOT THE PRINCIPAL RESIDENCE OF THE GRANTOR.

Grantees herein agree to assume the unpaid principal balance of a note secured by a Deed of Trust of record in Book 5419, page 429, Register's Office for Davidson County, Tennessee.

RUSH

APR 26 8 04 AM '88
FELIX Z. WILSON III REGISTER
DAVIDSON COUNTY, TN

IDENTIFICATION REFERENCE

24350

unimproved ( ) This is improved (XX) property, known as 1222 STAINBACK AVENUE, NASHVILLE, TN 37207
(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 heir 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 covey 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 my hand this 5th day of April, 19 88

James M. Wingo
JAMES M. WINGO

Willie G. Watts
WILLIE G. WATTS

Maxine L. Watts
MAXINE L. WATTS

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STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named JAMES M. WINGO AND WILLIE G. WATTS AND WIFE, MAXINE L. WATTS

the bargainor S, 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 GOODLETTSVILLE, Tennessee, this 5th day of April 19 88.

Commission expires 3/8/89

Notary Public

STATE OF TENNESSEE
COUNTY OF

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, and corporation, and that (he / they) as such _____ and _____ being authorized so to do, execute 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

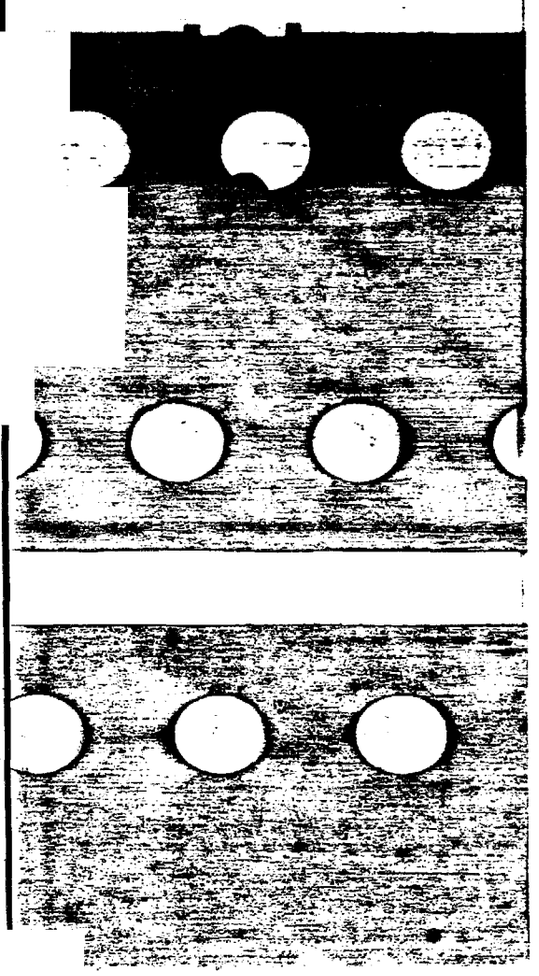
WARRANTY DEED

FROM

TO

RETURN TO:

EAST END TITLE & ESCROW, INC.
405 Two Mile Pike
Goodlettsville, Tennessee 37072



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 34500.00
CON TX 96.60
PRFEE 0.50
WDEED 6.00
TOTAL 103.10
CHECK 103.10

04/26/88 01 08:05 0001 8029

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

24350

IDENTIFICATION REFERENCE

APR 26 8 04 AM '88

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 84121