43869

This Instrument Prepared By:
DAVID R. KENNEDY, ATTORNEY AT LAW
4207 Lebanon Road, Suite 200
Hermitage, Tennessee 37076
PH: (615) 883-4998

IDENTIFICATION REFERENCE

RECORDED
JUN 27 8 50 AM '88
REGISTER'S OFFICE
DAVIDSON COUNTY, TN

ADDRESS NEW OWNER:
JERRY D. REASONOVER and
HENRY C. DORRIS
1205 Shelby Avenue
Nashville, TN 37206

SEND TAX BILLS:
JERRY D. REASONOVER &
HENRY C. DORRIS
P.O.BOX 8475
Nashville, TN 37207

MORTGAGEE:
DOMINION BANK OF MIDDLE TENNESSEE
2419 Lebanon Road
Nashville, TN 37214

MAP-PARCEL:
83-13 210
18W 06910

9909 06/27 0101 03CHECK 73.70

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees and other good and valuable considerations, the receipt of which is hereby acknowledged, we, Leland D. Watts and wife, Winnifred A. Watts, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Jerry D. Reasonover and Henry C. Dorris, as tenants in common, 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. 187 on the Plan of East Edgefield of record in Book 21, Page 147, Register's Office for said County, and being more particularly described as follows:
>
> Said Lot No. 187 fronts 50 feet on the northerly side of Shelby Avenue, formerly Lee Street, and runs back between parallel lines 170 feet to an alley.
>
> Being the same property conveyed to Leeland D. Watts (being one and the same person as Leland D. Watts) by Installment Deed dated June 30, 1987, from Byron L. Price and wife, Kathy T. Price, of record in Book 7294, Page 805, Register's Office for Davidson County, Tennessee.

This is improved property known as 1205 Shelby Avenue, Nashville, Davidson County, Tennessee, 37207.

This conveyance is made subject to all restrictions and easements of record, or which a visual inspection of the property would reveal.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Jerry D. Reasonover and Henry C. Dorris, their heirs and assigns, forever; and we, Leland D. Watts and wife, Winnifred A. Watts, 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 shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this the 24th day of June, 1988.

LELAND D. WATTS

WINNIFRED A. WATTS
by Leland D. Watts, pursuant
to Power of Attorney of record
in Book 7045, Page 561, RODCT

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named LELAND D. WATTS and wife, WINNIFRED A. WATTS (by Leland D. Watts, Attorney-In-Fact), the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within Warranty Deed for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this the 24th day of June, 1988.

NOTARY PUBLIC

My Commission Expires: 5-13-90

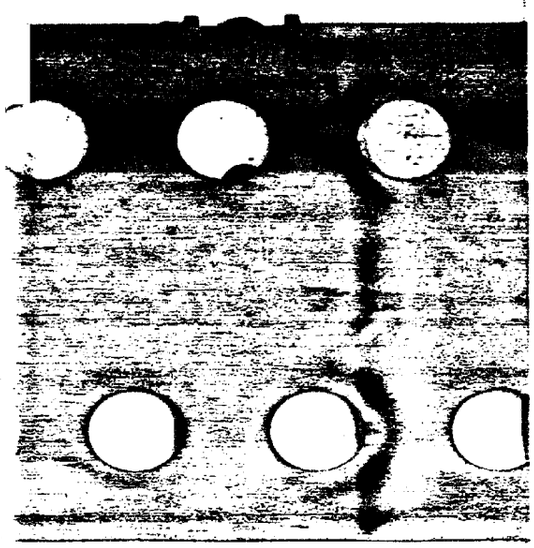
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

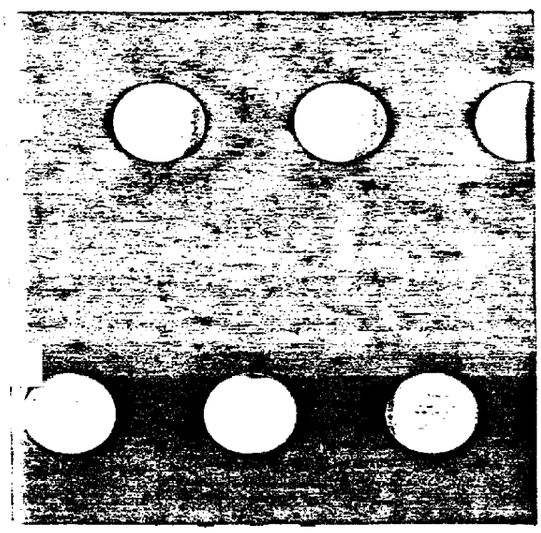
The actual value or consideration, whichever is greater, for this transfer is $24,000.00.

AFFIANT

Subscribed and sworn to before me
this 24th day of June, 1988.

NOTARY PUBLIC
My Commission Expires: 5-13-90





OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 7583 PAGE 410

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 24000.00
				CON TX 67.20
				PRFEE 0.50
				WDEED 6.00
				TOTAL 73.70
				CHECK 73.70
06/27/88	01			08:51 0001 9909

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

4 3 8 6 9

IDENTIFICATION REFERENCE

JUN 27 8 50 AM '88

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 106684