PREPARED BY:
Hunter Short, Attorney
323 Union Street
Nashville, TN 37201
615/255-7496
Box 21

WARRANTY DEED

1678 06/30 0101 03545DK 001-PC

New Owner:	Send Tax Bills To:	Map & Parcel No.:
Curtis V. Watkins and Carolyn J. Baugh 7201 Apple View Drive Joelton, TN 37080	Chemical Mortgage Co. 101 East Town Street Columbus, OH 43215	Map No. 16 Parcel No. 106

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named grantees, and other good and valuable considerations, including the assumption of the balance of a note secured in a deed of trust of record in Book 7303, Page 253, Register's Office for Davidson County, Tennessee, the receipt of which is hereby acknowledged, we, RONALD F. WILLIAMS and wife, KATHRYN N. WILLIAMS, hereinafter called the grantors, have bargained and sold, and by these presents do transfer and convey unto CURTIS V. WATKINS and CAROLYN J. BAUGH, each for life with the remainder interest in the survivor of them, hereinafter called the grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

> Land in Davidson County, Tennessee, being Lot No. 4 on the plan of Section One Lama Terra of record in Book 4860, Page 33, Register's Office for said County.
>
> Said Lot No. 4 which is a corner lot, fronts 175.0 feet on the southwesterly margin of Apple View Drive and fronts 134.54 feet on the westerly margin of Lama Terra Drive, said frontages being joined by a curve having a length of 36.69 feet, and extends back 260.14 feet on the southerly line and 269.78 feet on the westerly line to a point of intersection.
>
> Being the same property conveyed to Ronald F. Williams, et ux, by deed of record in Book 7303, Page 250, Register's Office for Davidson County, Tennessee.
>
> This is improved property known as 7201 Apple View Drive, Goodlettsville, Tennessee, 37072.

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 our hands this the 30th day of June, 1988.

Ronald F. Williams
RONALD F. WILLIAMS, Grantor

Kathryn N. Williams
KATHRYN N. WILLIAMS, Grantor

45357

IDENTIFICATION REFERENCE

JUN 30 1 49 PM '88

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, RONALD F. WILLIAMS and wife, KATHRYN N. WILLIAMS, the within named bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and seal on this the 30th day of June, 1988.

Barbara L. Lucas
Notary Public

My Commission Expires: 5-10-92

STATE OF TENNESSEE

COUNTY OF DAVIDSON

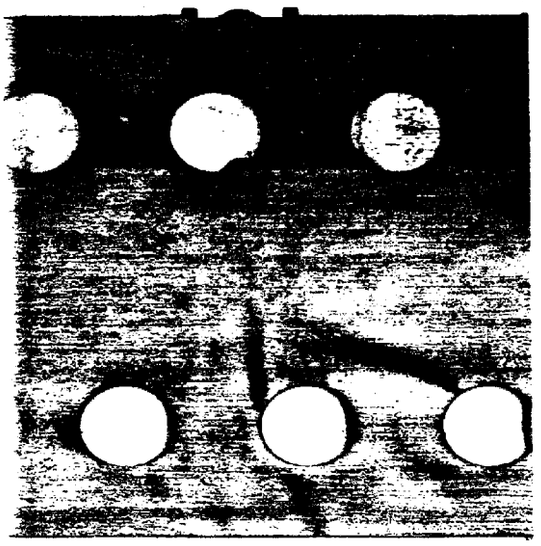
The actual consideration for this transfer or value of property (whichever is greater) is $105,495.00. This is equal to or greater than the property would bring at a fair and voluntary sale.

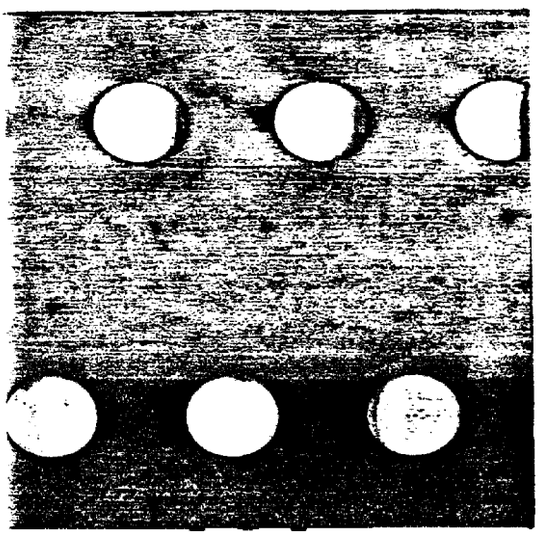
/s/ Ruth V. Watkins
Affiant

Sworn to and subscribed before me on this the 30th day of June, 1988.

Barbara L. Lucas
Notary Public

My Commission Expires: 5-10-92





OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 7588 PAGE 65

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
				105495.00
				CON TX 295.40
				PRFEE 0.50
				WDEED 6.00
				TOTAL 301.90
				CHECK 301.90
06/30/88	01			13:50 0001 1678

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

45357

IDENTIFICATION REFERENCE

JUN 30 1 45 PM '88

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 108430