BOOK 7611 PAGE 870

FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 64,727.60

James R. Godbold
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th DAY OF July, 19 88.

Pamela F. Waddell
Notary Public

MY COMMISSION EXPIRES: NOTARY PUBLIC STATE OF TENNESSEE LARGE
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Coomer & Jenkins, 392 Harding Place, Suite 230, Nashville, TN 37211
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
James R. Godbold (NAME)	Unifirst Bank for Savings, F.A. (NAME)	162-09-0-B
5600 Country Club Dr., Unit 313 (STREET ADDRESS OR ROUTE NUMBER)	P.O. Box 1818 (STREET ADDRESS)	084.00CO
Nashville, TN 37211 (CITY) (STATE) (P. O. ZIP)	Jackson, MS 39205 (CITY) (STATE) (ZIP)	05DU56133

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, Ralph W. Watkins, Jr. and wife, Donna L. Watkins

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO James R. Godbold, unmarried

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:

BEING Townhouse No. 313 on the Fourth Revised Plan of Hickory Valley Condominiums, Phase III, of record in Plat Book 5200, page 131, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Ralph W. Watkins, Jr. and wife, Donna L. Watkins by deed from William B. Knight and wife, Karen Knight of record in Book 7094, page 376, Register's Office, Davidson County, Tennessee.

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

This conveyance is made subject to all provisions and requirements of the Tennessee Horizontal Property Act as set out in Sec. 64-2701 et seq. of the Tennessee Code Annotated and the By-Laws of the administration thereof; all restrictions, easements, etc., rights and interest in favor of other unit owners; options, burdens, assessments and undertakings etc. contained in the Master Deed of record in Book 4918, page 116 and amendment to Master Deed and By-Laws of record in Book 4958, page 346, said Register's Office.

Grantees herein agree to assume an indebtedness evidenced by Deed of Trust of record in Book 7094, page 379 and re-recorded in Book 7118, page 141, Register's Office for Davidson County, Tennessee, in the principal amount of $60,400.00.

This is ( ) unimproved (X) improved property, known as 5600 Country Club Dr., Unit 313, Nashville, TN 37211
(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 our hand s this 27th day of July, 19 88

Ralph W. Watkins, Jr.

Donna L. Watkins

STATE OF TENNESSEE
Davidson County

BOOK 7611 PAGE 871

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Ralph W. Watkins, Jr. and wife, Donna L. Watkins

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 Nashville, Tennessee, this 27th day of July, 1988

Commission expires 3-11-90

Tammy J. Woodall
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
Ralph W. Watkins, Jr. and wife,
Donna L. Watkins

TO
James R. Godbold

2062 07/28 0101 03CHECK 220.01

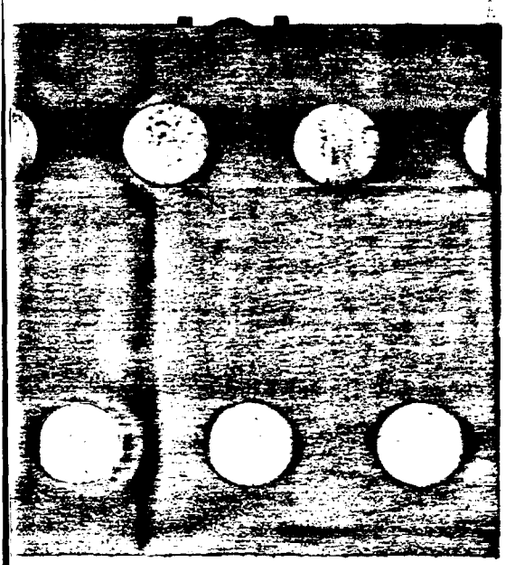
53560

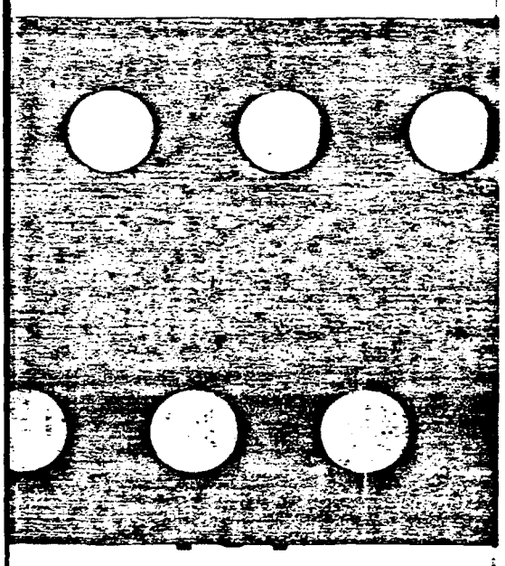
IDENTIFICATION REFERENCE

JUL 28 11 02 AM '88

FELIX Z. WILSON JR. REGISTER
DAVIDSON COUNTY, TN

RECD





OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR BOOK 7611 PAGE 872

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 64727.60
CON TX 213.51
PRFEE 0.50
WDEED 6.00
TOTAL 220.01
CHECK 220.01

07/28/88 01 11:04 0001 2062

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

53560

IDENTIFICATION REFERENCE

Jul 28 11 02 AM '88

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 117813