BOOK 7627 PAGE 720

FILE BOX 45

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 44,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 12th DAY OF August, 19 88

Notary Public

MY COMMISSION EXPIRES 7/10/88
(AFFIX SEAL)

NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
RICHARD A. NORTHCUTT - 1161 Murfreesboro Road - Suite 340 - Nashville, TN 37217

| NAME AND ADDRESS NEW OWNER(S) AS FOLLOWS | SEND TAX BILLS TO | MAP PARCEL NUMBERS |
|---|---|---|
| Jack Watkins (NAME) | National Mortgage Company (NAME) | MAP 50-13 |
| 2156 Richmond Hills Drive (STREET ADDRESS OR ROUTE NUMBER) | 4041 Knight Arnold Road (STREET ADDRESS) | PARCEL 4 |
| Nashville, TN 37216 (CITY) (STATE) (P.O. ZIP) | Memphis, TN 38118 (CITY) (STATE) (ZIP) | 12DZ95103 |

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 Robert B. Beck and wife, Martha Lu Beck

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Jack Watkins and wife, Genita R. Watkins

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 the southerly part of Lot No. 17 on the Plan of Golden Valley Estates, Section 1, of record in Plat Book 4175, page 142, Register's Office for Davidson County, Tennessee, and described as follows:

Beginning at a point in the northerly margin of Richmond Hill Drive, this point being the southeast corner of Lot No. 16; thence in a northwesterly direction 90 feet to a pin in the southwest corner of property sold to the State of Tennessee in Book 4677, page 228, R.O.D.C.; thence South 86 deg. 03' 38" West 55 feet to a point in the southeast corner of the said property owned by the State of Tennessee; thence in a southeasterly direction 80 feet to a point in the northerly margin of Richmond Hill Drive, this point being the southwest corner of Lot No. 18; thence along said northerly margin of Richmond Hill Drive, 57.81 feet to the point of beginning.

Being part of the same property conveyed to Robert B. Beck and wife, Martha Lu Beck, by deed from Karen Alexander, only heir of Clarence E. Alexander, of record in Book 6507, page 292, said Register's Office.

This conveyance is subject to Restrictive Covenants of record in Book 4447, Page 108 and Book 4447, page 594, Register's Office for said County.

unimproved ( ) This is improved ( XX ) property known as 2156 Richmond Hills Drive, Nashville, TN 37216
(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 convey it, and the same is unincumbered, 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 12th day of August, 19 88

Martha Lu Beck

Robert B. Beck

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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 Robert B. Beck and wife, Martha Lu Beck

the bargainor S with whom I am personally acquainted/and who acknowledged that they (or proved to me on the basis of satisfactory evidence) executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee this 12th day of August 1988.

Commission expires 7/18/92

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 (president/vice-president) of the within named bargainor and corporation, and that (he/she/they) as such (president/vice-president) 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

7543 08/16 0101 03CHECK 154.67

WARRANTY DEED

FROM

Robert B. Beck
Martha Lu Beck

TO

Jack Watkins
Genita R. Watkins

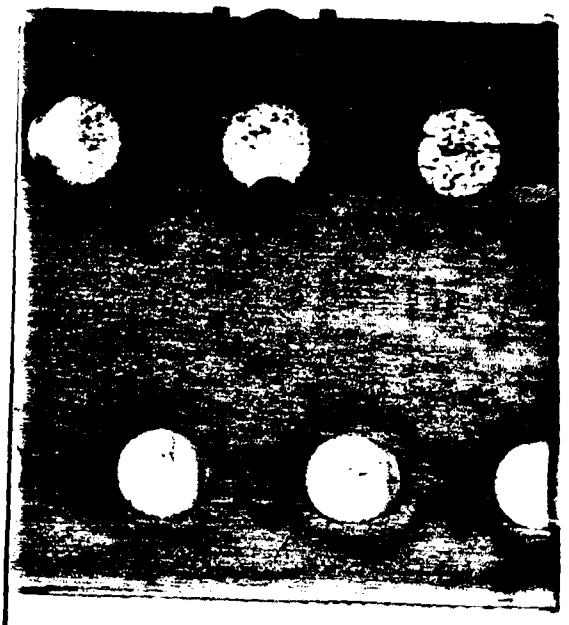
RETURN TO:

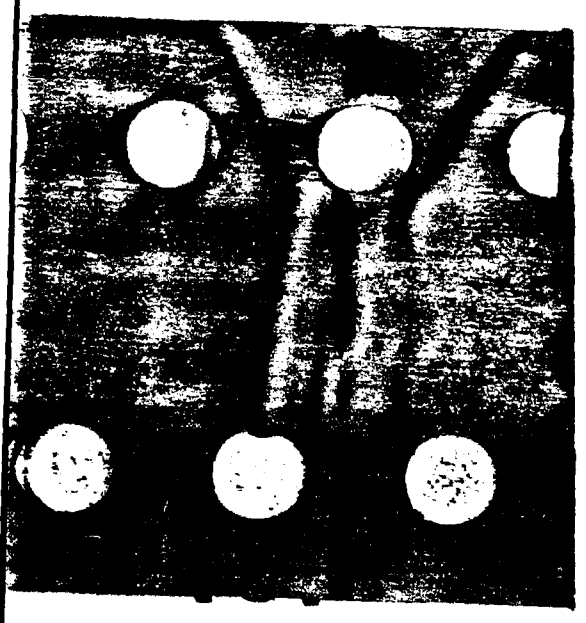
METROPOLITAN ESCROW, INC.
1161 Murfreesboro Road
Suite 340
Nashville, TN 37217

RICHARD A NORTHCUTT
ATTORNEY AT LAW
1161 Murfreesboro Road
Suite 340
Nashville, TN 37217

5931

Aug 16 1 26 PM '88





**OFFICIAL RECEIPT**

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 7627 PAGE 722

| | | |
|---|---|---|
| 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 | 44900.00 |
| CON TX | 148.17 |
| PRFEE | 0.50 |
| MDEED | 6.00 |
| TOTAL | 154.67 |
| CHECK | 154.67 |

08/16/88 01 13:27 0001 7543

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

5913 I.

IDENTIFICATION

AUG 16 1 26 PM '88

**No.** 124092