mail

Prepared by: M. Wesley Hall, III
Attorney at Law
223 Madison Street
Madison, TN 37115

WARRANTY DEED

BOOK 7635 PAGE 98

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
First Nashville Realty	Same	82-4 206
& Management (NAME)	(NAME)	
731 McFerrin Street		27W 21850
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, TN 37206		
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of .....

Ten and No/100.....($10.00)..... *Dollars,* cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged,

0449 08/25 0101 03CHECK 39.50

James R. Watts and wife, Wanda G. Watts.....

have this day bargained and sold, and do hereby transfer and convey unto the said .....

First Nashville Realty & Management, Inc., its.....

..... *(successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:*

Land in Davidson County, Tennessee, being Lot No. 77 on the Map of Thornby Place as of record in Book 332, page 3, Register's Office for said County.

Said Lot No. 77 fronts 50 feet on the southerly side of West Sharpe formerly Osage Avenue, and extends back between parallel lines 147 feet to an alley.

Being the same property conveyed to James R. Watts by deed from D. W. McMackin, Substitute Trustee, of record in Book 7617, page 168, Register's Office for Davidson County, Tennessee.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $10,000.00

Affiant

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

My commission expires: May 13, 1990 (Affix Seal)

Notary Public

This is unimproved ( ) improved (XX) property, known as 890 Sharpe Avenue, Nashville, TN 37206
(House Number) (Street) P.O. Address: (City or Town)

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said ..

First Nashville Realty & Management, Inc., its

..... *(successors),*

heirs and assigns forever ..We.. *covenant that* ...we are *lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.*

..We.. *further covenant and bind* .....ourselves/our..... *heirs and representatives, to warrant and forever defend the title to said real estate to said* .....Grantee, its.....

..... *(successors), heirs and assigns, against the lawful claims of all persons.*

Witness ..our *hand* s..... *this* .....24th..... *day of* .....August..... 19 88 *the corporate party, if any, having caused its name to be signed hereto by the duly authorized officers on said day and date.*

James R. Watts
JAMES R. WATTS

Wanda G. Watts
WANDA G. WATTS
by James R. Watts, Attorney-in-Fact

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, ...the undersigned...., a Notary Public in and for said County and State, ...James R. Watts....

....

....

the within named bargainor ....., with whom I am personally acquainted, and who acknowledged that he..... executed the within instrument for the purpose therein contained.

Witness my hand and official seal at ....Madison,.... Tennessee, this ....24th.... day of ....August...., 19 ..88.....

....Susan S. Wise.... Notary Public

Commission expires May 13, 1990

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Before me, ..., a Notary Public of the State and County aforesaid, personally appeared ...., with whom I am personally acquainted, and who, upon oath, acknowledged .... self to be .... of the .... the within named bargainor, a corporation, and that ..... he as such ...., being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by ..... self as ....

Witness my hand and seal, at office in ...., this ..... day of ....., 19 .....

.... Notary Public

Commission expires .....

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, James R. Watts, with whom I am personally acquainted and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the attorney-in-fact of the maker, Wanda G. Watts, and is authorized by the maker to execute this instrument on behalf of the maker.

Witness my hand and official seal at Madison, Tennessee, this 24th day of August, 1988.

Susan S. Wise
NOTARY PUBLIC

Commission Expires: May 13, 1990

WARRANTY DEED

FROM
JAMES R. WATTS

TO
FIRST NASHVILLE REALTY & MANAGEMENT, INC.

61603

IDENTIFICATION REFERENCE

Aug 25 8 44 AM '88

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

Compliments of
Commonwealth Title Agency
of Nashville, Inc.
Suite 106, Madison Bldg.
223 Madison St.
MADISON, TENNESSEE 37115

OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 7635 PAGE 100

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

MAMT 10000.00
ERR CO
MAMT 10000.00-
CAMT 10000.00
CON TX 33.00
PRFEE 0.50
WDEED 6.00
TOTAL 39.50
CHECK 39.50

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

08/25/88 01 08:46 0001 0449

61603

IDENTIFICATION REFERENCE

AUG 25 8 44 AM '88

FELIX Z. WILSON JR REGISTER
DAVIDSON COUNTY, TN

No. 126959