BOOK 7659 PAGE 157

BOX 15

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 198,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th DAY OF September, 19 88

Notary Public

MY COMMISSION EXPIRES: June 5, 1989

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Larry L. Westbrook, Attorney P. O. Box 150349, Nashville, Tennessee 37215
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
Frank L. Watkins (NAME)	Liberty Federal Savings Bank (NAME)	9D,Z-72959
508 Harpeth Trace Drive (STREET ADDRESS OR ROUTE NUMBER)	P.O. Box 1149 (STREET ADDRESS)	143-2A #32
Nashville, TN 37221 (CITY) (STATE) (P. O. ZIP)	Paris, TN 38242 (CITY) (STATE) (ZIP)	

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, Y & F Builders, a Tennessee Partnership

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Frank L. Watkins and wife, Dorendia S. 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:

Land in Davidson County, Tennessee, being Lot No. 32 on the plan of Harpeth Trace Estates, Section Three, as of record in Plat Book 5200, pages 751, 752, and 753, said Register's Office, to which plan reference is hereby made for a more complete and accurate legal description of said lot.

Being the same property conveyed to Y & F Builders, a Tennessee partnership by deed from Bern construction Company, Inc. of record in Book 7139, page 377, Register's Office for Davidson County, Tennessee.

70067

SEP 22 1 30 PM '88

This is ( ) unimproved ( ) improved property, known as 508 Harpeth Trace Drive, Nashville, TN 37221
(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 his hand this 20th day of September, 19 88

Y & F Builders, a Tennessee Partnership

By: Y & F Builders

Fred Yazdian, Partner

STATE OF TENNESSEE
Davidson County

BOOK 7659 PAGE 158

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named _____

the bargainor___, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that _____ executed the within instrument for the purposes therein contained. Witness my hand and official seal at _____, Tennessee, this _____ day of _____ 19___.

Commission expires _____

_____
Notary Public

STATE OF TENNESSEE
Davidson County

Before me, Larry N. Westbrook, a Notary Public within and for the State and County aforesaid, personally appeared Fred Yazdian and _____ with whom I am personally acquainted and who upon (his oath) (~~their several oaths~~) acknowledged (himself) (~~themselves~~) to be the Partner and _____ respectively of the Y & F Builders, a Tennessee Partnership the within named bargainor, a corporation, and that (he) (they) as such Partner 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 Fred Yazdian as such, Partner, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at Nashville, TN on this the 20th day of September, 19 88

My commission expires June 5, 1989

Larry N. Westbrook
Notary Public

NOTARY PUBLIC AT LARGE

WARRANTY DEED

FROM
Y & F Builders, a Tennessee Partnership

TO
Frank L. Watkins and wife, Dorendia S. Watkins

Compliments of
Chicago Title Insurance Company
First Floor — First American Center
Phone 255-4631
NASHVILLE, TENNESSEE 37208

9231 09/22 0101 02CHECK 659.90

OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 7659 PAGE 159

CO - CONVEYANCE
MO - MORTGAGE
WD - WARRANTY DEED
TD - TRUST DEED

CC - CERTIFIED COPY
REL - RELEASE
UCC - UNIFORM COMMERCIAL CODE

MISC - MISCELLANEOUS
CO TAX - STATE TAX CONVEY
MO TAX - STATE TAX MORT
PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL

CAMT
RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 93000.00

CON TX	653.40
PRFEE	0.50
MDEED	6.00
TOTAL	659.90
CHECK	659.90

7-00067

IDENTIFICATION REFERENCE

SEP 22 1 30 PM '88

FELIX Z. WILSON, II
REGISTER

09/22/88 01 13:32 0001 9931

No. 136919