FILE BOX 3

BOOK 7691 PAGE 696

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 46,750.00

Sandy L. Watts
Affiant

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

Notary Public

MY COMMISSION EXPIRES: 5-8-91
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
EDWARD SEDDON, ATTORNEY AT LAW

25 Century Blvd. - Suite 405, Nashville, TN 37214 111 West College Street, Murfreesboro, TN 37130 719 N. Second Street, Clarksville, TN 37040

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Sandy L. Watts (NAME)	Bailey Mortgage Company (NAME)	MAP 119-14
251 Tanksley Avenue (ADDRESS)	200 South Lamar (ADDRESS)	PARCEL 48.00
Nashville, Tennessee 37211 (CITY) (STATE) (ZIP)	Jackson, Mississippi 39201 (CITY) (STATE) (ZIP)	6DA-31976

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, Hugh F. Coleman and wife, Phyllis K. Coleman

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Sandy L. Watts and wife, Deitra M. Watts

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. 23 of Block "D" of Woodbine Court Subdivision, Part 2, not of record described as follows:

Said Lot No. 23 begins at a point in the southerly margin of Tanksley Avenue, at the corner of Lots Nos. 23 and 24 thence with the line between said lots, southerly 156.5 feet; thence easterly 75 feet to the corner of Lots 22 and 23; thence with the line between said lots, northerly 156.5 feet to the southerly margin of Tanksley Avenue; thence with the margin of said Avenue, westerly 75 feet to the point of beginning.

Being the same property conveyed to Hugh F. Coleman and wife, Phyllis K. Coleman by deed from Mildred Evans and Joy Blair of record in Book 5752, page 877, Register's Office for Davidson County, Tennessee.

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

8 1 3 2 3

IDENTIFICATION REFERENCE

Nov 1 9 33 AM '88

FELIX Z WILSON II REGISTER
DAVIDSON COUNTY, TN

2931 11/01 0101 03CHECK 160.61

unimproved ( )
This is improved (X) property, known as 251 Tanksley Avenue, Nashville, Tennessee 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 October, 19 88

Hugh F. Coleman

Phyllis K. Coleman

Phyllis K. Coleman

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Hugh F. Coleman and wife, Phyllis K. Coleman

the bargainor S, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, 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 October, 1988.

Commission expires 5-8-91

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 _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that (he) / (they) as such _____ and _____ being authorized so to do, execute 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

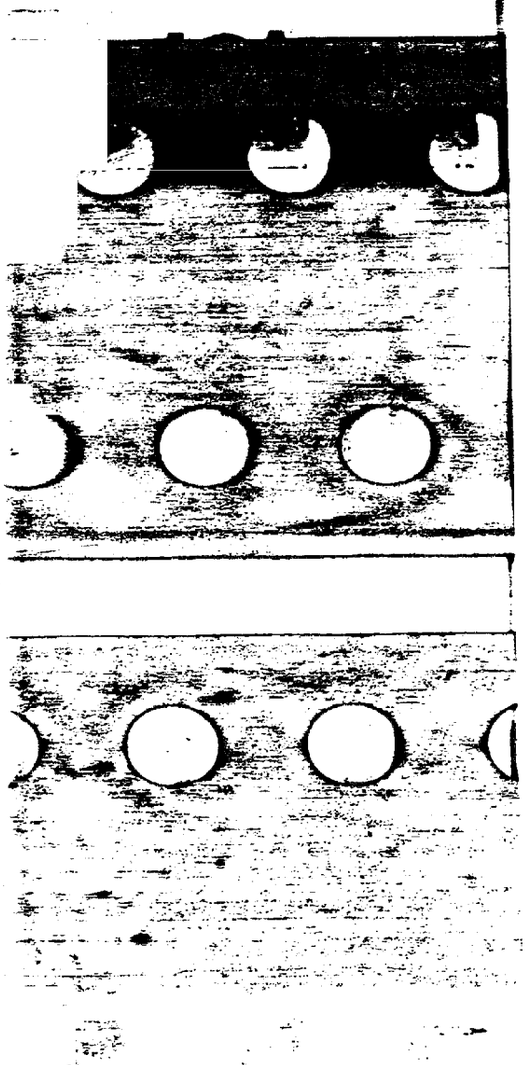
WARRANTY DEED

FROM
Hugh F. Coleman and wife, Phyllis K. Coleman

TO
Sandy L. Watts and wife, Deltra M. Watts

RETURN TO:
CUMBERLAND TITLE COMPANY
☒ 25 Century Blvd. - Suite 405
Nashville, Tennessee 37214
☐ 111 W. College Street
Murfreesboro, Tennessee 37130
☐ 719 N. Second Street
Clarksville, Tennessee 37040

EDWARD SEDDON
ATTORNEY-AT-LAW



OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

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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 46750.00
CON TX 154.11
PRFEE 0.50
WDEED 6.00
TOTAL 160.61
CHECK 160.61

11/01/88 01 09:35 0001 2931

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

8 1 3 2 3

IDENTIFICATION REFERENCE

NOV 1 '88

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 149560