TENNESSEE TITLE & TRUST, INC.
181 East Main Street Suite 8
Hendersonville, TN 37075

BOOK 7787 PAGE 462

STATE OF TENNESSEE
COUNTY OF SUMNER

The actual consideration or value whichever is greater, for this transfer is $ 65,000.00

Subscribed and sworn to before me, this the 27th day of February 19 89

Affiant

My commission expires: 4/25/93

Notary Public

(Affix Seal)

# WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY
**TENNESSEE TITLE & TRUST, INC.**
181 East Main Street • Jefferson Building • Suite 8 • Hendersonville, Tennessee 37075

| ADDRESS OF NEW OWNER: | SEND TAX BILLS TO: MORTGAGEE |
|---|---|
| Traci L. Crutcher | FIRST UNION MORTGAGE CORPORATION |
| 1042 Jasperson Drive | 4300 Six Forks Road PO Box 18109 |
| STREET ADDRESS | STREET ADDRESS |
| Madison, TN 37115 | Raleigh, North Carolina 27619 |
| CITY STATE ZIP | CITY STATE ZIP |

MAP & PARCEL NO 052-11-0-0-003.00 11D 79210

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, Glen L. Watson and wife, Judy C. Watson

HEREINAFTER CALLED GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO HEREBY TRANSFER AND CONVEY UNTO Traci L. Crutcher

HEREINAFTER CALLED GRANTEE(S), THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND, TOGETHER WITH ALL TENEMENTS, HEREDITAMENTS AND APPURTENANCES THERETO LOCATED IN Davidson COUNTY, STATE OF TENNESSEE, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

Being Lot No. 67 on the Plan of the Revision of Part of Madison Heights, Section 2, of record in Plat Book 2083 at page 113, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Glen L. Watson and wife, Judy C. Watson by deed recorded in Book 6687 at page 527, Register's Office for Davidson County, Tennessee.

This conveyance is subject to taxes for the year 1989 and subsequent years, easements and restrictive covenants of record.

Grantees herein jointly and severally hereby assume and covenant to perform all the terms and conditions of the obligations set forth in that certain Promissory Note executed by Glen L. Watson and wife, Judy C. Watson and delivered to Cameron-Brown Company (now known as First Union Mortgage Corporation) in the amount of FIFTY SIX THOUSAND ONE HUNDRED FIFTY AND NO/100 DOLLARS ($56,150.00), dated October 14, 1985, and that certain Deed of Trust, securing said Promissory Note of even date therewith, upon the property conveyed in the Deed, which Deed of Trust is recorded in Book 6687 at page 530, Register's Office for Sumner County, Tennessee, including, but not limited to, the obligation to repay the debt.

THIS IS _____ IMPROVED PROPERTY KNOWN AS 1042 Jasperson Drive, Madison, TN 37115

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenance, 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 singlular 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 February 19 89

Glen L. Watson

Judy C. Watson

State of Tennessee
County of Sumner

BOOK 7787 PAGE 463

On this 27th day of February, 19 89, before me personally appeared Glen L. Watson and wife, Judy C. Watson to me known to be the person(s) described in or proved to me on the basis of satisfactory evidence, and who executed the foregoing instrument, and who acknowledged the execution of the same to be their free act and deed.

Witness my hand and official seal.
My Commission expires:

1/25/93

Notary Public
Doris M. Freeman

State of Tennessee
County of _____

On this _____ day of _____, 19_____, before me personally appeared _____ to me known to be the person(s) described in or proved to me on the basis of satisfactory evidence, and who executed the foregoing instrument, and who acknowledged the execution of the same to be _____ free act and deed.

Witness my hand and official seal.
My Commission expires:

_____

_____
Notary Public

# WARRANTY DEED

14396

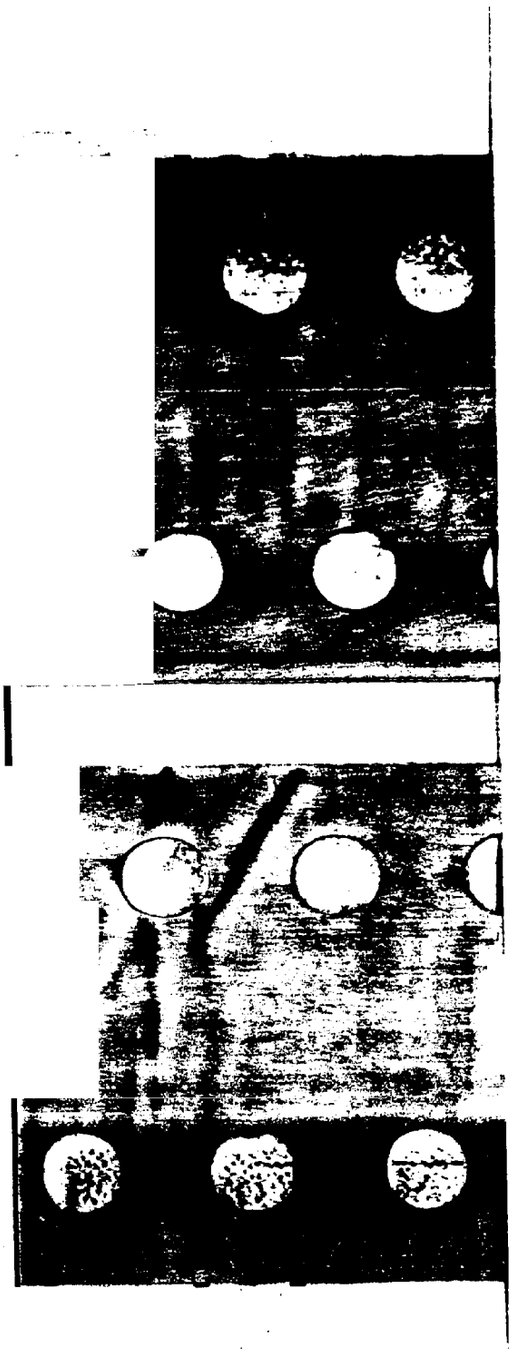
IDENTIFICATION REFERENCE

Mar 7 9 20 AM '89

FELIX Z WILSON REGISTER
DAVIDSON COUNTY, TN

3264 03/07 0101 03CHECK 221.00

TENNESSEE TITLE & TRUST, Inc.



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

RECEIVED OF _____

FOR _____

BOOK 7787 PAGE 464

| | | |
|---|---|---|
| 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 65000.00 |
| | | | | CON TX 214.50 |
| | | | | PRFEE 0.50 |
| | | | | MDEED 6.00 |
| | | | | TOTAL 221.00 |
| | | | | CHECK 221.00 |
| 03/07/89 | 01 | | | 09:25 0001 3264 |

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

14396

IDENTIFICATION REFERENCE

MAR 7 9 20 AM '89

FELIX Z WILSON II REGISTER
DAVIDSON COUNTY, TENN.

No. 187829